



Moseley Road, Kenilworth. CV8 2AQ

Offers In Excess Of £350,000

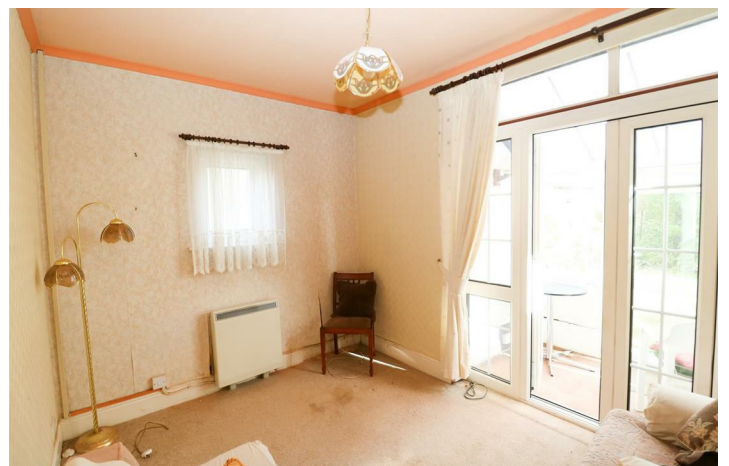
- Traditional Two Bedroom Detached True Bungalow
- Front Lounge And Separate Kitchen
- Gas Central Heating And Double Glazing
- Occupying A Corner Position
- White Bathroom With Shower
- Requiring Modernisation Throughout
- EPC Rating F - 28
- Driveway, Carport And Sectional Garage
- Offered With No Onward Chain
- Warwick District Council Tax Band D

Moseley Road, Kenilworth. CV8 2AQ

A detached two bedroom bungalow occupying an attractive corner position on Moseley Road. Requiring modernisation the property is offered with no onward chain and comprises a small fore garden, a central hallway from which all doors lead. The front lounge has a Cotswold stone fireplace and bay window to the fore. The kitchen also looks onto and has a doorway onto the driveway. The two bedrooms are located at the rear of the property and the white bathroom has a thermostatic shower and cast iron bath. Outside is a driveway with carport, a detached sectional garage and well stocked Easterly facing rear garden.



Council Tax Band: D



Entrance Hall

The central hallway has a radiator, access to loft void and doors leading off to:

Lounge

14'9" x 10'11"

Leaded bay window to the fore, night storage heater, a radiator and a Cotswold brick fireplace with display plinth.

Kitchen

12'4" x 8'0"

Leaded windows looking onto the front. Fitted with wood trimmed wall and base units. Wood effect counters and plumbing for an automatic washing machine. Freestanding oven and a floor mounted Kingfisher central heating boiler. Door and window onto the carport.

Bathroom

With a white suite that comprises a low flush W.C., pedestal wash hand basin and a cast iron bath with a thermostatic shower. Frosted window to the side, radiator and an airing cupboard with the lagged hot water cylinder.

Bedroom One

11'11" x 10'11"

Window to the rear with a radiator beneath. Bedside cabinets, wardrobes and top boxes.

Bedroom Two

8'4" x 11'3"

Window to the side and Georgian bar doors and windows into the lean to. Radiator and a night storage heater.

Lean To

4'3" x 7'9"

With windows and doors into the rear garden.

Rear Garden

Side gated access from the driveway. Having a small lawned area and fences boundaries. A communicating door into the garage.

Driveway And Carport

To the side of the property is a carport that provides hardstanding and leads to the detached sectional garage.

Sectional Garage

Tenure

The property is Freehold.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Services

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

7 Mbps

Superfast

70 Mbps

Ultrafast

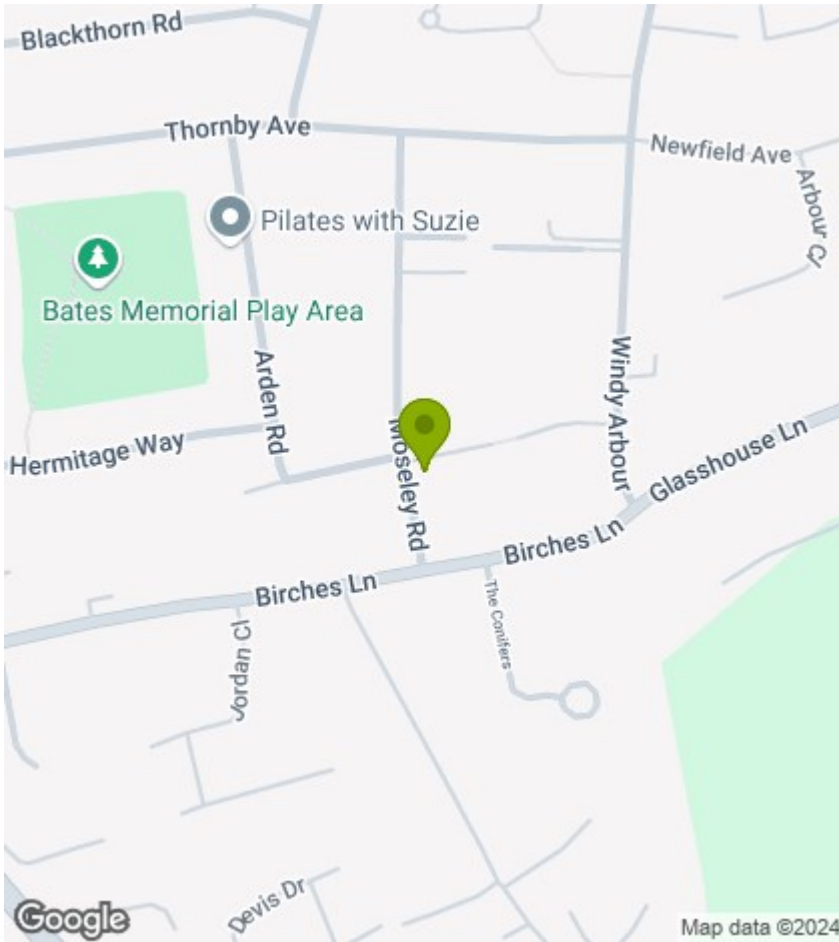
1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		28	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 62.1 sq. metres

