



Offa Drive, Kenilworth

Asking Price £349,950

- Three Bedroom Semi Detached Dormer Bungalow
- No Chain
- Two Double Bedrooms To First Floor
- Opposite Green
- Energy Rating D-60
- Quiet Cul-De-Sac Close To Town
- Ground Floor Bedrooms & Bathroom
- Front And Low Maintenance Rear Garden
- Conservatory
- Warwick District Council-Tax Bound C

Offa Drive, Kenilworth

A three bedroom semi-detached chalet dormer bungalow occupying a generous plot opposite the Green with the benefit of a new boiler and offering deceptive spacious accommodation with a low maintenance rear garden. The property is located in a convenient quiet cul de sac position, close to the town centre with its full range of facilities and amenities, Kenilworth railway station and close to St. Nicholas Junior School.



Council Tax Band: C



The Property

The accommodation comprises; porch, reception hallway, fully refitted kitchen with new boiler installed 2024, lounge, dining room/ ground floor double bedroom with conservatory sun room, good sized single ground floor bedroom, downstairs bathroom, stairs to first floor landing, further two double bedrooms with storage on landing. The property is offered for sale with no chain with double glazing, gas fired central heating and has pleasant well kept gardens to front and rear. Viewing is recommended.

Approach

Approached via a shared driveway to an PVCu double glazed porch with quarry tiled flooring, panelled door leading into the

Reception Hall

With coir matting, thermostat, central ceiling light point, radiator and door way through to

Kitchen

7'7" x 6'3"

Comprehensively refitted, comprising of matching flat panel fronted base and wall units with rounded edge work surfaces, one and a half drainer stainless steel sink with chrome mixer tap, integrated appliances to include a four ring Beko ceramic hob with illuminated concealed extractor hood above with tiled splash back. Space for fridge/freezer and space for washing machine. Double glazed window to front with roller blind, central ceiling light and wall hung Valiant boiler installed in 2024.

Lounge

12'9" x 12'9"

With PVCu double glazed window to front overlooking front garden and green, radiator, t.v. aerial point, central ceiling light point and curtain rail with curtains.

Bathroom

With a three piece white suite with cabinet w.c and wash hand basin, panelled bath with mains fed shower with duel shower heads over with chrome mixer tap and fittings, grab rails, wall hung mirror, ceramic tiling to suite areas, opaque double glazed window to side, ceiling light and chrome heated towel radiator.

Dining Room

12'10" x 10'2"

A multi-function room which can be used as either a Dining Room, or a ground floor double bedroom. With radiator, central ceiling light, curtain rail with curtains leading through to the

Conservatory

5'7" x 9'1"

With double glazed windows overlooking rear garden with door and laminate flooring, roller blinds and curtains.

Bedroom

7'9" x 8'11"

Good sized single bedroom with radiator, carpeted flooring, central ceiling light, curtain rail with curtains and window to the rear.

First Floor Landing

Stairs leading up to first floor landing with grab rail bannister, central ceiling light, ample storage space through sliding doors

with hanging rail and shelving with further storage space containing wooden slatted shelving with access to eaves.

Bedroom

13'10" x 9'11"

With radiator, glazed window and central ceiling light point.

Bedroom

7'11" x 9'3"

With double glazed dormer window to rear overlooking rear garden, central ceiling light and radiator.

Gardens

Fully enclosed by perimeter fencing, paving slabs with stocked attractive borders with a good variety of shrubs and small trees, two timber garden sheds, timber side gate and front garden mainly laid to lawn.

Outside

To the front of the property there is a shared driveway and mainly laid to lawn front garden with range of well kept shrubs and low level brick wall and outside water tap on the side of the property.

Fixtures and Fittings

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

Services

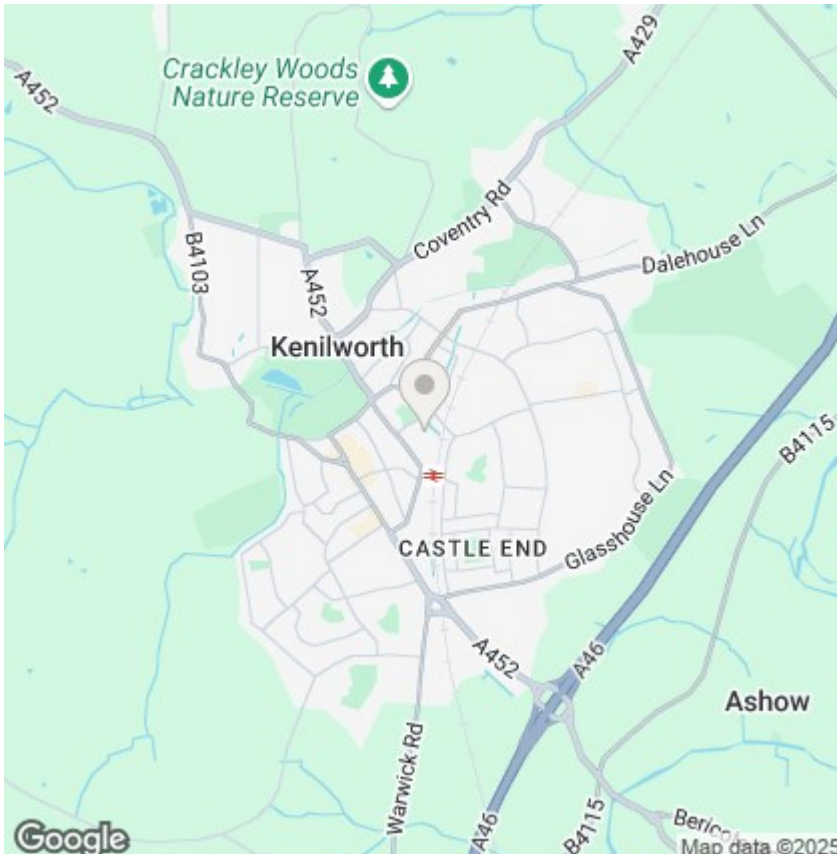
All mains services are connected.

Mobile Coverage

EE
Vodafone
Three
O2
Broadband

Basic
14 Mbps
Superfast
71 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:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

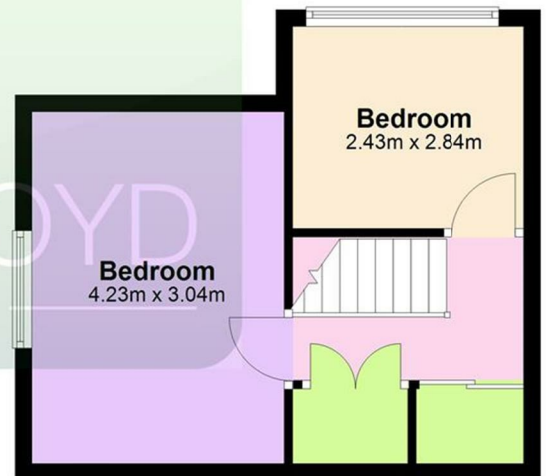
Ground Floor

Approx. 52.7 sq. metres



First Floor

Approx. 28.0 sq. metres



Total area: approx. 80.7 sq. metres