



## Bertie Road, Kenilworth

Offers In The Region Of £350,000

- Town Centre Semi Detached Bungalow
- Front and Rear Gardens
- Two Bedrooms
- Next To Doctors Surgery & Waitrose
- Gas Central Heating
- Requires Modernisation
- Warwick District Council Tax Band C
- Driveway & Parking
- Double Glazing
- EPC Rating D - 61



# Bertie Road, Kenilworth

A rarely available two bedroom semi detached bungalow, positioned within easy walking distance of all Kenilworth town centre facilities and is adjacent to Castle Medical Centre and Waitrose. The bungalow which requires modernisation benefits from both good sized front and rear gardens. The property is offered for sale with no chain and immediate vacant possession.



Council Tax Band: D



## The Property

A rarely available two bedroom semi detached bungalow in need of modernisation, positioned within easy walking distance of all of Kenilworth Town Centre facilities and adjacent to Castle Medical Centre and Waitrose. The property comprises; entrance hall, kitchen, spacious living/dining room, inner hall, two bedrooms and bathroom. The bungalow is approached over a gravelled driveway and parking area, with good sized front and rear gardens the property is offered for sale with no chain and immediate vacant possession.

## Approach

Approached over a gravelled drive and pavement to double glazed front door with opaque glazing into the

## Entrance Hall

With inset matt well, radiator, ceiling light, hook rail and door way through to the

## Kitchen

7'10" x 7'5"

Comprehensively fitted with a range of white high gloss fronted base and wall units, with marble effect rounded edge work surfaces, stainless steel single drainer sink with matching mixer tap, ceramic tiling to splash back and to work areas, Belling double oven with four ring gas hob with extractor hood over with a glass splash back, Liebherr upright fridge/freezer, Bosch washing machine, wall mounted Baxi condensing boiler servicing the hot water and central heating, double glazed window to front, vinyl floor covering and central ceiling light.

## Lounge/ Dining Room

20'4" x 10'7"

Space for large dining table, coving, smoke alarm, TV point, radiator, feature fireplace with mantel and stone heath surround with patio doors to the rear garden and door to bedrooms.

## Inner Hall

With access to insulated roof space, ceiling light and door to

## Bedroom One

10'7" x 8'9"

With built-in wardrobes with hanging and shelving, radiator, double glazed window to rear, t.v point.

## Bathroom

With a three piece suite with low level w.c, pedestal wash hand basin with mirrored cabinet above with shaving point, bath with mains fed shower over with matching chrome fittings, opaque glazed window, chrome towel rail, central ceiling light and dimplex electric heater.

## Bedroom Two

10'2" x 8'9"

With double glazed window to front with radiator below, two wall lights and central ceiling light with storage shelving.

## Rear Garden

Being a feature of the property stepping out onto the patio and facing the rear garden. Surrounded by timber panel fencing and shrubbery with a Easterly aspect, timber storage log store with spacious side access to the front accessed through a timber gate.

## Services

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## 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.





## Viewings

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

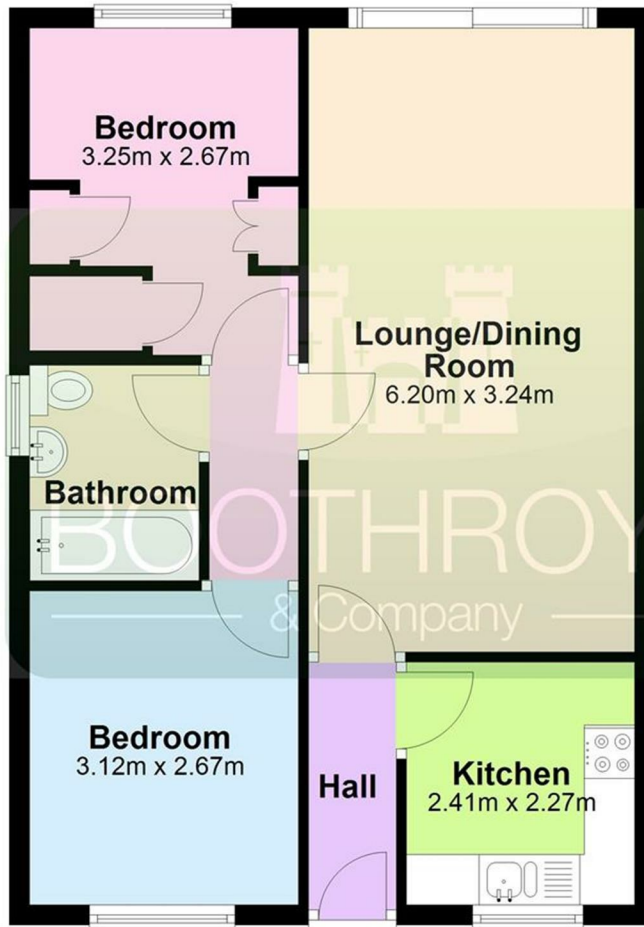
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Ground Floor

Approx. 52.3 sq. metres



Total area: approx. 52.3 sq. metres