

Atkinson Stilgoe

Arthur Street
Kenilworth

Arthur Street
Kenilworth CV8 2HG

for sale guide price
£375,000







Property Description

Set within a sought-after residential location in Arthur Street, Kenilworth, this spacious three-bedroom detached bungalow offers beautifully presented accommodation, complemented by a wonderfully private rear garden.

The approach is via a driveway providing off-road parking, leading to a car port and garage. A welcoming entrance hall creates an immediate sense of space and provides access to all rooms.

The living room is a particular highlight, with French doors that open directly onto the rear garden, creating an ideal space for both relaxation and entertaining. The modern kitchen offers an excellent range of units and workspace, perfectly suited to everyday family living.

There are three well-proportioned bedrooms, two of which benefit from extensive double built-in wardrobes, providing excellent storage solutions. The family bathroom is fitted with a contemporary suite and includes both a separate shower cubicle and a bath.

Externally, the private rear garden has been thoughtfully landscaped to create a tranquil outdoor retreat. Two dedicated patio areas provide ideal spaces for al fresco dining and entertaining, while an attractive wooden arch bridgeway and two stone walkways cross a charming running stream, leading to additional garden areas and beautifully stocked borders.

This delightful detached bungalow combines generous living space, excellent parking, and a truly unique garden setting, all within easy reach of Kenilworth's excellent local amenities,

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

The property is approached via a driveway providing off-road parking and access to the car port and garage. A pathway leads to the front entrance, opening into a spacious and welcoming entrance hall.

Entrance Hall

A large and inviting entrance hall providing access to all principal rooms.

Living Room

A spacious and light-filled reception room with French doors opening onto the private rear garden.

Kitchen

Modern fitted kitchen with a range of wall and base units, offering ample storage and worktop space.

Main Bedroom

A generous main bedroom overlooking rear aspect of the property with fitted double wardrobes.

Bedroom 2

A spacious double bedroom benefitting from fitted double wardrobes.

Bedroom 3

A well-proportioned third bedroom, ideal as a guest room, study or hobby room.

Bathroom

Fitted with a modern suite comprising a bath, separate shower cubicle, wash hand basin and WC.

Driveway, Car Port And Garage

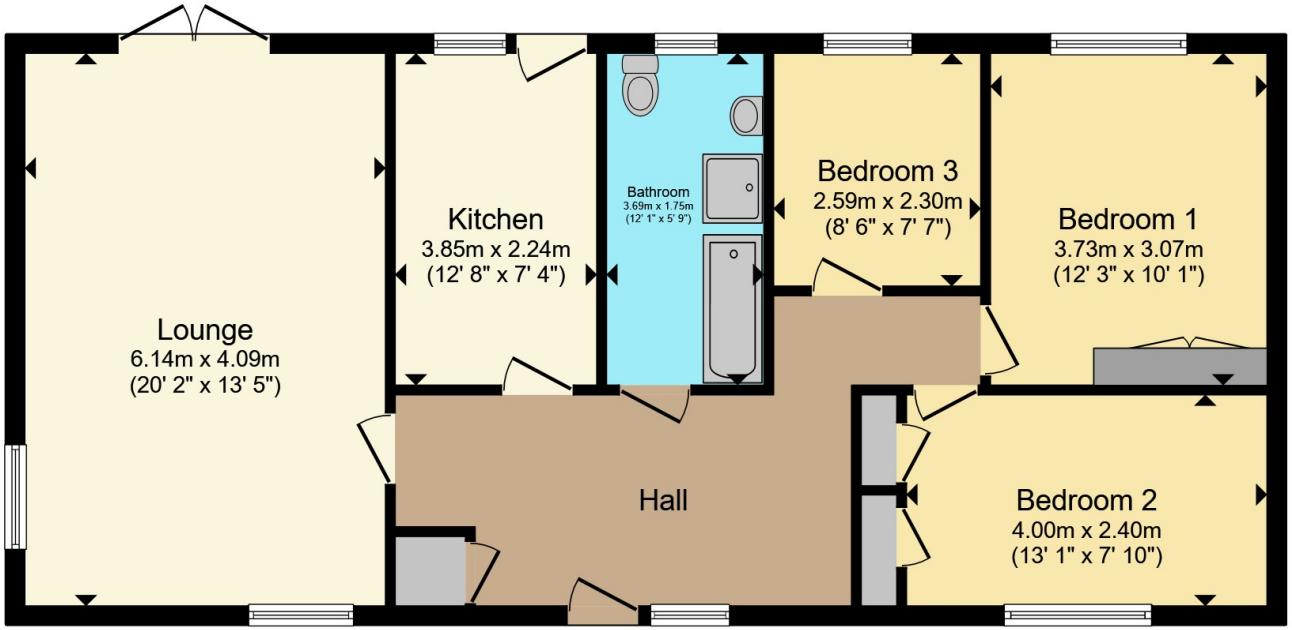
The property further benefits from a garage and adjoining car port, providing excellent parking and storage options with driveway approach and parking space (priavte shared access with neighbouring property)

Location

Situated on Arthur Street, Kenilworth, the property enjoys a sought-after residential setting within easy reach of the town centre, local amenities, transport links and nearby parks and green spaces.











Total floor area 84.5 m² (910 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
KENILWORTH CV8 1HN

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.