



**Elizabeth
Davenport**
High Quality Estate Agents





£385,000

FREEHOLD

DETACHED BUNGALOW - TWO DOUBLE BEDROOMS, DRIVEWAY AND GARAGE, GOOD SIZED GARDEN - NO ONWARD CHAIN

This lovely detached bungalow has come to market for the first time in 40 years, located in a private road overlooking woodland. The property has good sized rear garden which again offers privacy and potential to extend subject to planning permission.

To the front of the bungalow you have a shared driveway leading onto your front driveway and direct access to a garage. To the front elevation you have an entrance porch, with doors leading into bedroom one, and a good sized living room with feature fireplace and dual aspect windows. Kitchen/Diner with a fully fitted kitchen, and door leading onto a garden room. From the rear hallway you have access to bedroom two, bathroom and a useful store room.

To the rear of this delightful property you have a great sized private rear garden with a greenhouse, garden shed and side access to the front of the bungalow.

We expect high demand for this wonderful property so please call our friendly team in Kenilworth to organise a viewing appointment.



The Location

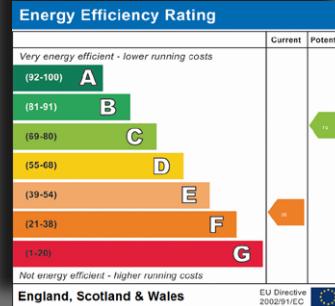
Baginton village lies 4 miles south of Coventry and 7 miles north of Leamington Spa. It is famous for its Roman Lunt Fort and also for the Baginton Oak, a 350 year old tree thought to be one of the oldest in Warwickshire. Access to Baginton Airport and its surrounding industries are also easily accessible by car and bus.

Baginton has a number of good amenities including 2 family friendly pubs, a Chinese Takeaway and local shop which also incorporates a Post Office.

There are 3 golf clubs found nearby including Finham, Kenilworth and Stoneleigh Deer Park. For commuters the village is close to both the A45 and A46 Trunk Roads which lead onto the areas network of major routes. Local good schools include Kenilworth School (Outstanding Secondary), Finham School, North Leamington School, Trinity School Leamington (RC) & Priorsfield Primary School in Kenilworth.

Frances Road is a lovely crescent overlooking community owned land originally founded by Lucy Price, a local philanthropist whose legacy remains strong within the Village.

Council Tax Band: D



Ground Floor

Approx. 79.9 sq. metres (860.5 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 sq. feet)

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