

# Whitakers

Estate Agents



136 Ark Royal

, Bilton, HU11 4BP

Price Guide £125,000



# 136 Ark Royal

, Bilton, HU11 4BP

Price Guide £125,000



## Entrance

Via a Upvc double glazed door

## Entrance Hall

With two storage cupboards and a radiator

## Lounge/Dining Room

17'7" x 13'0" (5.360 x 3.970)

The very spacious lounge has a Upvc double glazed window to the front aspect, a radiator and a beautiful fireplace with inset living flame effect fire

## Kitchen

15'6" x 12'7" (4.740 x 3.850)

The huge kitchen has a range of base and wall units with contrasting work surfaces over, a Upvc double glazed window to the side and front aspects, a radiator and plumbing for an automatic washing machine, a vinyl floor and partial tiled walls.

## Shower Room

8'3" x 6'8" (2.534 x 2.051)

The shower room has a wc and pedestal wash hand basin, a Upvc double glazed window to the side aspect, a radiator and shower enclosure with shower, tiled walls.

## Bedroom One

15'6" x 11'9" (4.744 x 3.601)

The bedroom has a radiator and a Upvc double glazed window to the rear aspect, a range of fitted furniture offers ample storage

## Bedroom Two

7'10" x 11'1" (2.400 x 3.403)

The second bedroom has a radiator and a Upvc double glazed window to the rear aspect.

## Utility/Rear Porch

6'1" x 4'11" (1.871 x 1.511)

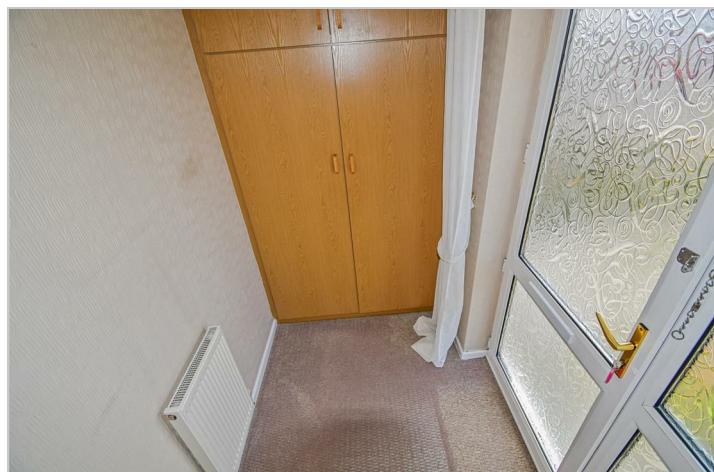
The rear porch/extension could be used as a utility area, a Upvc double glazed door leads out to the side garden and a Upvc double glazed window to the rear aspect.

## Outside

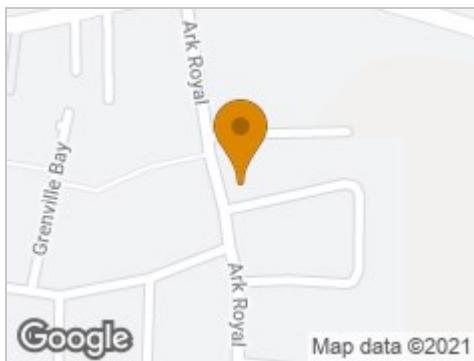
To the front of the bungalow there is a mature well tended garden with a variety of shrubs and flowers, the garden has a low level timber fence boundary.

To the side of the bungalow there is a low maintenance garden with greenhouse.

To the rear of the bungalow there is a generous low maintenance garden and access to the garage which has up/over door and power, there is a drive to allocate for off road parking and the garden has a brick wall/timber fence boundary.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



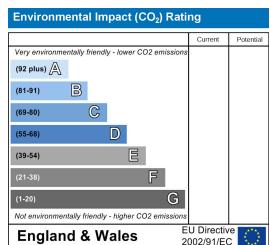
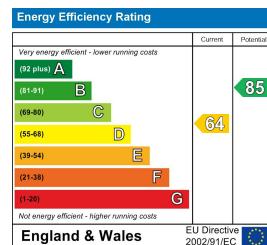
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by [audioagent.com](#)

## Viewing

Please contact our Whitakers Estate Agents - Sutton Office Office on 01482 877177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.