



Whittle Close, Rugby, Warwickshire
Asking Price £395,000

crowhurst
gale



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Crowhurst Gale are delighted to present this extended and fully renovated bungalow in a cul-de-sac location in Bilton. This beautifully presented property has been finished to a high quality specification and in brief comprises: Entrance Hall, Lounge with bi-fold doors, Open Plan Living/Dining/Kitchen, Utility Room, Bathroom, Two Well Proportioned Bedrooms (Principal Bedroom has an En-suite Shower Room). Outside there are landscaped gardens and a store. Arrange a viewing today to avoid disappointment.

Entrance Hall

'Karndean' flooring.

Living/Dining/Kitchen 17'8" max x 17'5" max (5.40 max x 5.33 max)

Continuation of 'Karndean' flooring. Open plan area. The vendor has created a perfect space for cooking, relaxing and entertaining. The 'Wren' kitchen is fully fitted with built-in appliances. Bi-fold doors leading to:

Utility Room 7'0" x 7'1" (2.14 x 2.17)

Fitted kitchen units. Cupboard housing gas combination boiler. Door to rear garden

Lounge 17'8" x 11'10" (5.39 x 3.61)

Bi-fold doors leading to the rear garden. Two remote controlled 'Velux windows'. Door to Utility Room.



Shower Room 5'7" x 5'1" (1.71 x 1.57)

Opaque window. Shower enclosure, Wash basin, WC.

Principal Bedroom 9'10" x 11'11" (3.00 x 3.64)

Bow window to front aspect. Door into:

En-Suite 4'11" x 5'7" (1.51 x 1.71)

Opaque window. Shower enclosure, Wash basin, WC.

Bedroom Two 12'1" x 7'10" (3.69 x 2.39)

Bow window to front aspect.

Front & Rear Gardens

Landscaped front and rear gardens and off road parking for several vehicles to the front

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services

Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

Tax Band: D

Tenure

Freehold

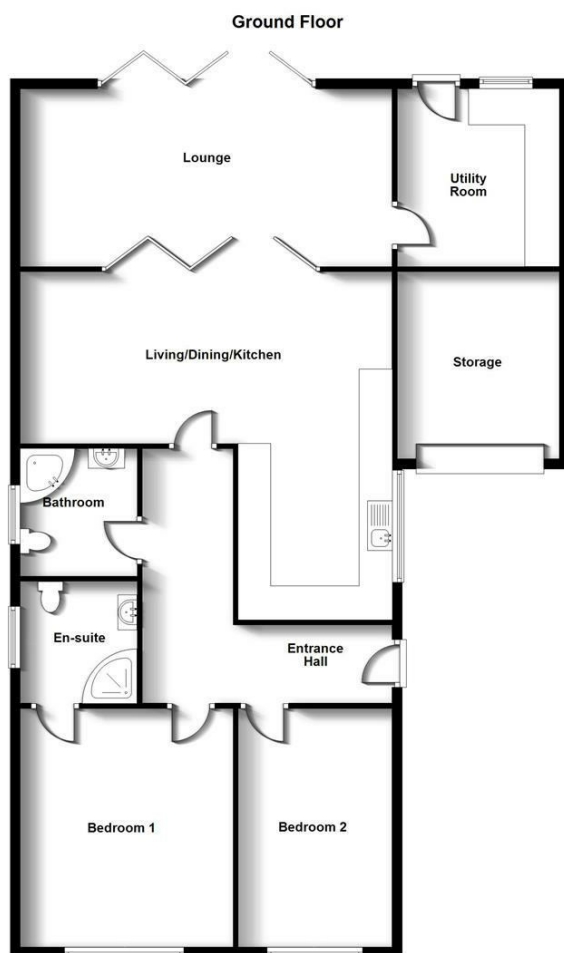
Local Authority

Rugby Borough Council

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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