



**Whittle Close, Bilton, Rugby**  
**Offers Over £290,000**





# Whittle Close, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this detached bungalow located in the popular residential area of Bilton and situated in a quiet cul-de-sac. The area has access to good schooling for all ages, it is in close proximity to Sainsbury's Superstore and has easy access to Bilton village with amenities including public houses, local convenience stores, restaurants, take-aways and churches. In brief the property comprises: entrance hall, lounge/diner, kitchen, bathroom and two bedrooms. The property further benefits from: double glazing, gas central heating, rear garden with greenhouse, off road parking and a garage. This property is offered with no chain.

## Frontage

Off road parking providing ample off road parking. Access to the garage and rear garden.

## Entrance Hall

Enter via wooden glazed front door. Door to cupboard housing gas boiler. Access to loft space with pull down ladder., radiator. Doors to:

## Lounge/Diner 17'7" x 11'8" narrowing to 8'9" (5.38m x 3.56m narrowing to 2.67m)

Upvc double glazed sliding patio doors onto the rear garden. Feature exposed brick wall. Feature gas fire, radiator. T.V aerial point.



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**Kitchen 8'10" x 8'9" (2.71m x 2.68m )**

Double glazed window to side aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob. Fitted double oven. Space and plumbing for washing machine. Space for fridge/freezer.

**Bedroom One 11'11" x 9'10" (3.64m x 3.00m )**

Double glazed window to the front aspect, radiator. Fitted wardrobes. Door to cupboard.

**Bedroom Two 12'0" x 7'10" (3.66m x 2.39m )**

Double glazed window to front aspect, radiator.

**Shower Room 7'10" x 5'8" (2.40m x 1.73m )**

Obscure double glazed window to the side aspect. A fully tiled suite comprising: double walk in shower. Vanity unit with inset wash hand basin. Low level w.c. Electric shaver point. Radiator.

**Rear Garden****Garage 16'10" x 7'7" (5.14m x 2.32m)**

Up and over door to the front. Power and light connected. Personal door to garden.

**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.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer 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.

**Local Authority**

Rugby Borough Council

**Tax Band**

D

**Tenure**

Freehold

**Directions For Sat Nav**

CV22 6JR

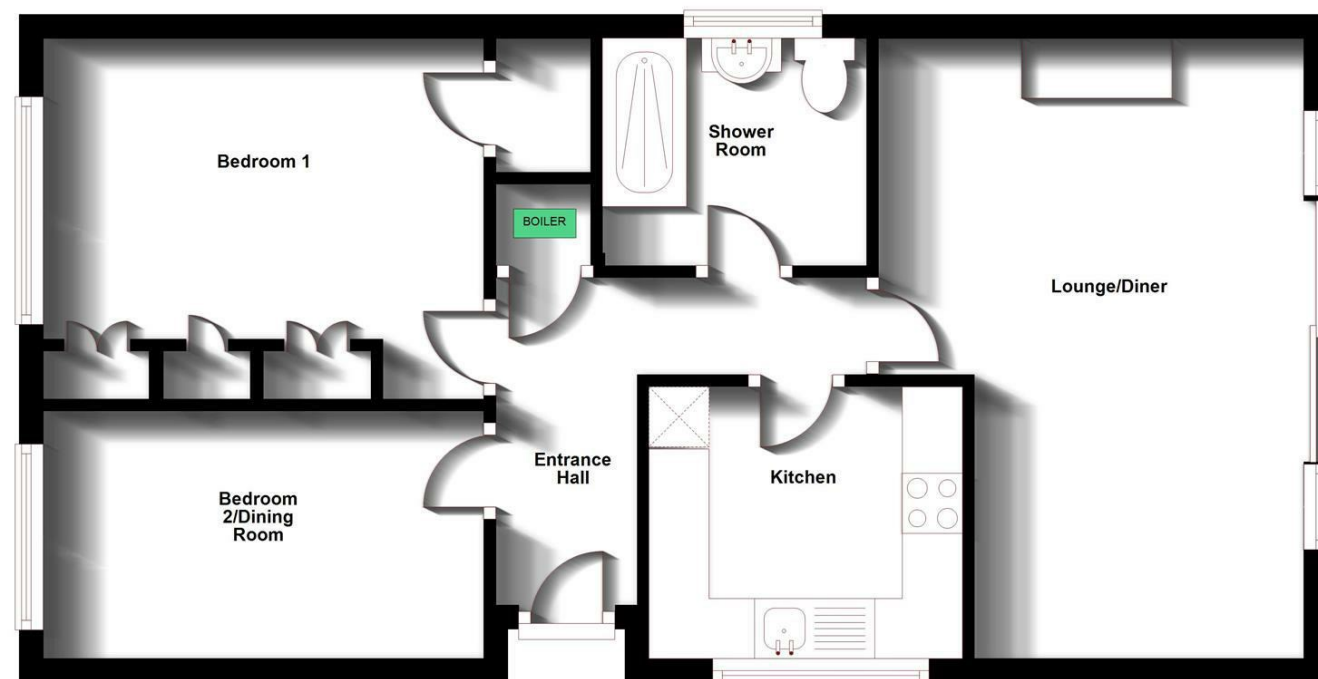
**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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