



**Whittle Close, Bilton, Rugby**  
**£365,000**



# Whittle Close, Bilton, Rugby

Crowhurst Gale are very pleased to present this three bedroom detached property 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. The property comprises entrance hall, lounge and separate dining room, fitted kitchen/breakfast, WC to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits from double glazing, gas central heating to radiators, off road parking, an attached garage and a good size enclosed rear garden. The property requires some modernisation and the plot is a good size and has the potential to extend.(Subject to relevant planning permissions being granted). Viewing is highly recommended.

## Frontage

Small front garden with parking for two vehicles and driveway approaching the single garage.

## Entrance Hall

Enter via double glazed opaque door into a light and airy hallway with stairs rising to first floor and wooden flooring.

## Cloakroom

Close coupled wc and wall mounted wash hand basin. Double glazed opaque window to side aspect. Floor mounted gas boiler servicing hot water and heating.

## Lounge 20'5" x 12'11" (6.23 x 3.95)

Continuation of wooden flooring. Double glazed window to front aspect. Radiator and gas fire set within stone fire place.

## Dining Room 13'3" x 9'4" (4.06 x 2.85)

Radiator. Double glazed sliding double patio doors to garden.



**Kitchen 10'4" x 12'10" (3.17 x 3.93)**

Fitted kitchen base and wall units with space for gas cooker. Plumbing for washing machine. Space for breakfast table. Double glazed window to the rear aspect. Double glazed door to the side access.

**First Floor Landing**

Double glazed window to the side, Access to loft space.

**Bedroom One 17'7" x 12'10" (5.38 x 3.93)**

Double glazed window to the front aspect. Radiator. Fitted wardrobes providing hanging space and storage.

**Bedroom Two 12'10" x 9'5" (3.93 x 2.88)**

Double glazed window to rear aspect. Radiator.

**Bedroom Three 10'5" x 10'8" (3.19 x 3.26)**

Double glazed window to rear. Radiator. Wardrobes providing hanging space and storage.

**Bathroom**

Panelled bath. WC and Wash hand basin. Heated towel rail. Ceramic tiling. Double glazed window to side aspect.

**Garden**

A well stocked rear garden with various shrubs and trees. Lawned area with borders. Garden shed. Enclosed with panel fencing.

**Garage 16'3" x 9'3" (4.97 x 2.84)**

Personnel door into Rear Garden. Up & over door to 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.

**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.

**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.

**Tax Band**

Tax Band: E

**Local Authority**

Rugby Borough Council

**Tenure**

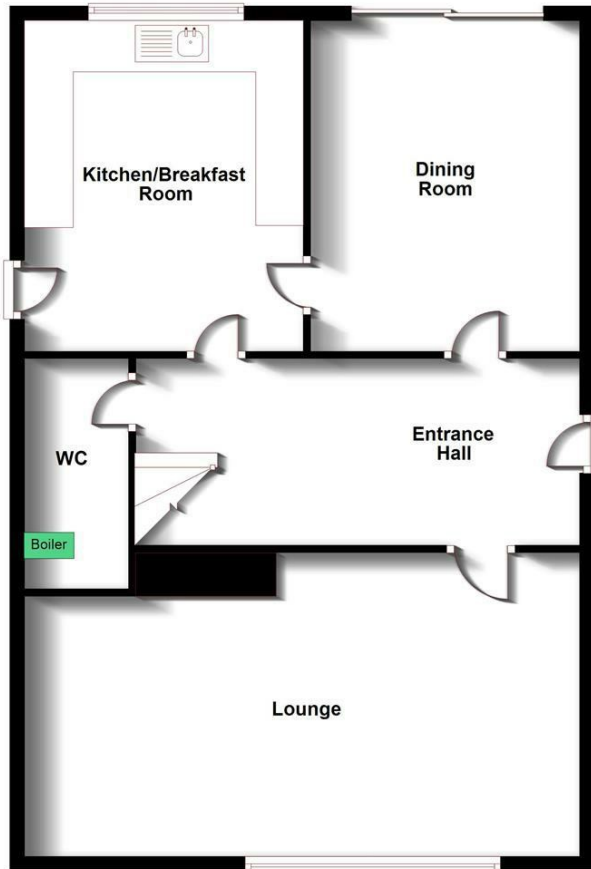
Freehold

**Viewing**

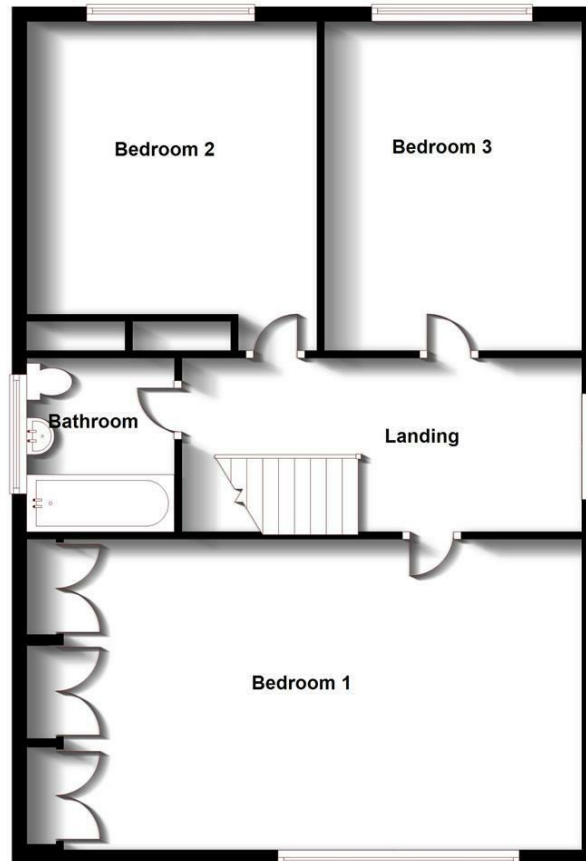
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First 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			
(81 plus) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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