

**6 Moor Farm Close
Stretton On Dunsmore
RUGBY
CV23 9NE**

Guide Price £350,000



- AN ATTRACTIVE TWO BEDROOM DETACHED BUNGALOW
- FITTED KITCHEN
- ENCLOSED PRIVATE REAR GARDEN
- CUL-DE SAC
- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- FITTED BATHROOM
- GARAGE & OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- ENERGY EFFICIENCY RATING D

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A spacious two bedroom bungalow situated in a cul-de-sac in the popular village of Stretton On Dunsmore. In brief the accommodation comprise; porch, entrance hallway, bathroom, two double bedrooms, fitted kitchen, and a spacious lounge. The property additionally benefits from, gas fired central heating, upvc double glazing, off road parking and a private, enclosed rear garden. This property is offered with NO ONWARD CHAIN and early viewing is highly recommended.

Village amenities include; Brookside Doctors Surgery, a local store and post office, and the Black Dog Public House. Primary schooling is available in the village at the Knightlow C of E school. There is also an excellent variety of secondary schooling in nearby Coventry, Warwick, Rugby and Leamington Spa. Co-op local stores can be found in the close by villages of Ryton on Dunsmore and Wolston.

Accommodation Comprises

Entry via upvc part glazed front entrance door with window to side into:

Entrance Porch

Further part glazed hardwood door with side window into:

Hallway

Alarm panel. Radiator. Airing cupboard housing combi boiler. Doors off to all rooms.

Kitchen

13'1" x 8'10" (4.01m x 2.70m)

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless sink and drainer unit with mixer tap over. Built in electric oven. Gas hob with extractor hood over. Space and plumbing for a washing machine and slimline dishwasher. Space for an American style fridge/freezer. Radiator. Coving to ceiling. Window to rear. Obscure part glazed door to side.

Lounge

18'0" x 12'5" (5.50m x 3.80m)

A spacious room with French doors and side windows opening to rear garden. Feature fireplace with gas fire, timber surround and tiled hearth. Radiator. Coving to ceiling. Dado rail.

Bedroom One

12'5" x 12'1" (3.80m x 3.70m)

Window to front. Built in wardrobes and drawers with built in dressing table. Electric blinds. Radiator. Coving to ceiling.

Bedroom Two

12'5" x 12'1" (3.80m x 3.70m)

Window to side. Radiator. Coving to ceiling.

Bathroom

With suite to comprise; panelled bath, wall mounted wash hand basin and low level w.c. Tiling to walls. Radiator. Dimplex heater. Access to loft space. Opaque window to side.

Integral Garage

19'8" x 8'2" (6.01m x 2.50m)

With up and over style door. Window to side.

Front Garden

Block paved area providing off road parking for two vehicles. Lawned area. Flowers and shrubs. Two side gates for access to rear garden.

Rear Garden

A south westerly facing garden offering a good degree of privacy as it is not overlooked. Mainly laid to lawn with a range of mature shrubs and flowers. Patio area. Pathways to both sides of the property. Greenhouse. Outside tap. Enclosed by timber fencing. Handrail to one side of the garden.

Agents Note

Local Authority: Rugby

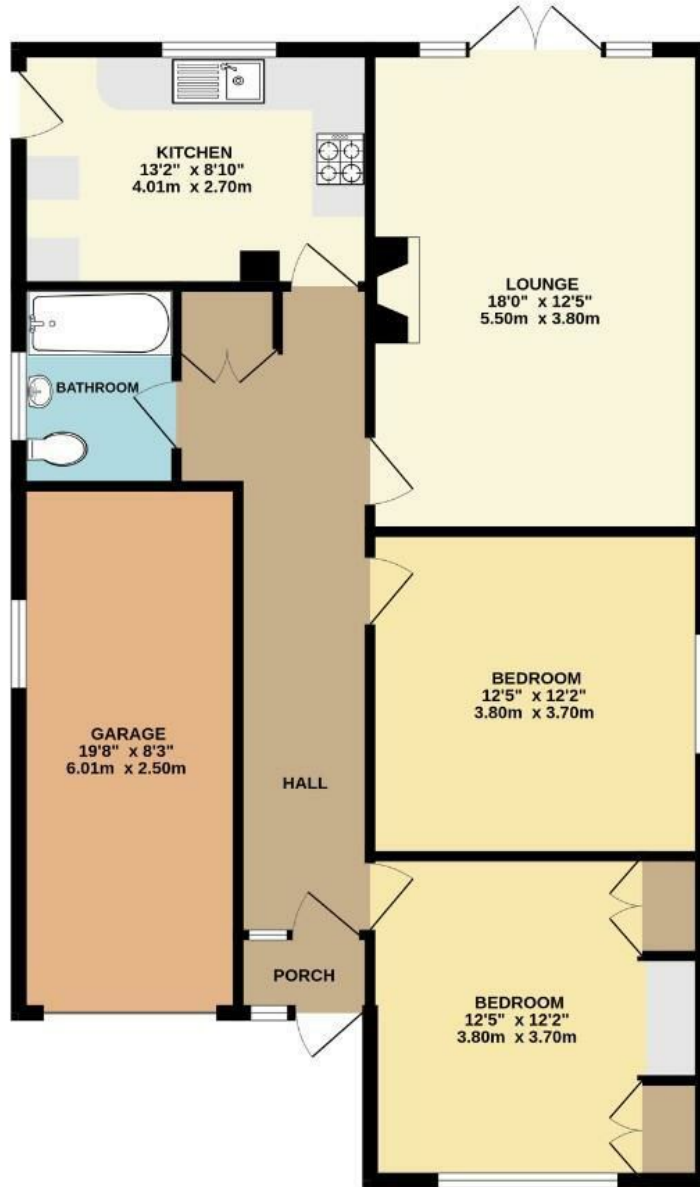
Council Tax Band: D

Energy Efficiency Rating: D





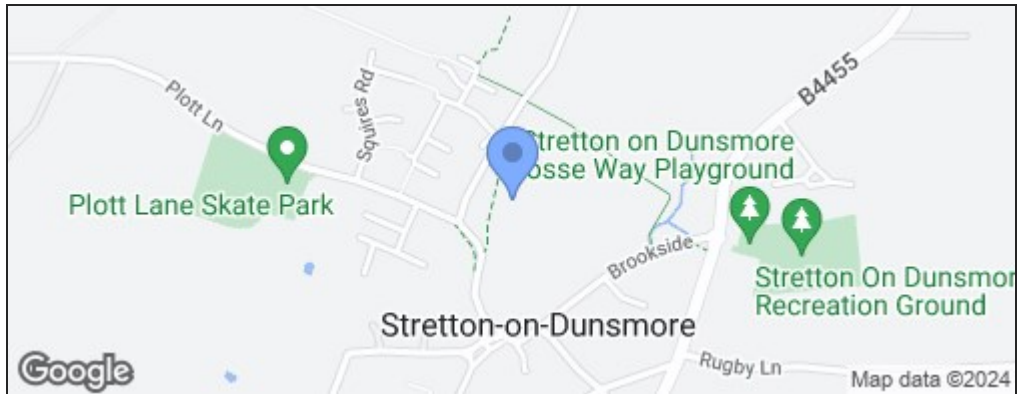
GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.