



Scan me to get a **detailed property report & valuation** on your house!



Villa Close, Bulkington
Offers Over £300,000

complete ●●●
ESTATE AGENTS

Villa Close, Bulkington,

Welcome to this immaculate detached bungalow that's proudly up for sale! This delightful property boasts 3 cosy bedrooms, a single bathroom, a welcoming reception room, and a well-equipped kitchen. You'll fall in love with the unique features like a charming fireplace, high ceilings all recently renovated. Plus, there's ample parking space and a lush garden for your leisure. Nestled close to public transport links, schools, local amenities, and green spaces, it's situated in a dream location. This home is waiting for you to make memories in!

Entrance hall

A beautiful entrance with a vertical radiator, carpet and solid oak doors.

Living room 16'9" x 12'4" (5.11 x 3.76)

A large family living room with a feature fireplace and a large window allowing lots of natural light to flood the room.

Kitchen 13'8" x 9'1" (4.17 x 2.79)

To the rear of the property recently fitted with lots of storage and work surface and giving you access to the rear garden

Bedroom two 11'8" x 10'5" (3.56 x 3.18)

A good size double bedroom on the ground floor with plenty of wardrobe space.



Bedroom three 10'4" x 8'7" (3.15 x 2.64)

Currently used as a dining room but would equally make a great bedroom, to the front of the property with lots of natural light.

Bathroom

A good size family bathroom recently re fitted with a shower over the bath and finished with tiled walls.

First floor

Bedroom one 12'9" x 12'2" (3.89 x 3.71)

A good size double bedroom with space for wardrobes.

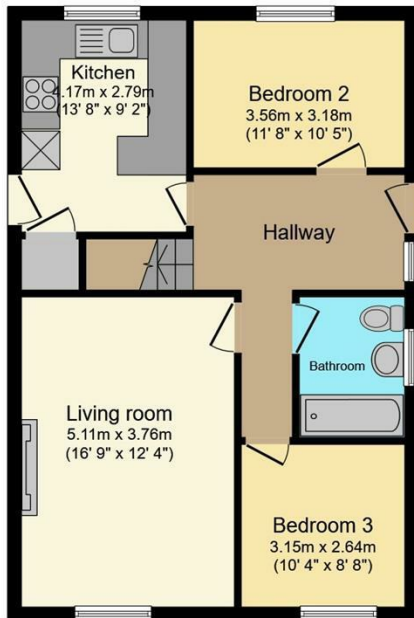
Eaves 21'1" max x 8'5" (6.43 max x 2.57)

A large space that could easily be converted (STPP where required) into another bedroom, en-suite, games room or anything else you may require.

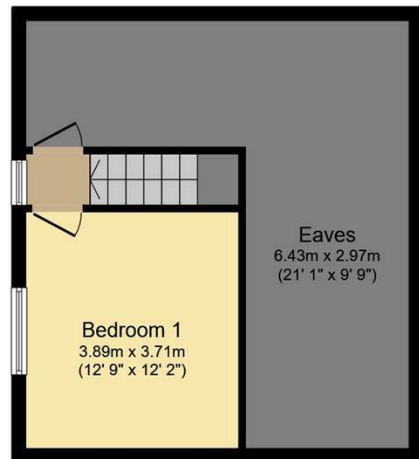
Garage & Outside

The garage has power, lights and is accessed through the garden and has a parking space in front. The garden is a good size and wraps around the property with a mix of patio and lawn. You also have a second driveway to the front of the property.





Ground Floor
Floor area 54.3 m² (584 sq.ft.)



First Floor
Floor area 16.0 m² (172 sq.ft.)



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	58	74

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		

TOTAL: 70.2 m² (756 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

complete ●●●
ESTATE AGENTS