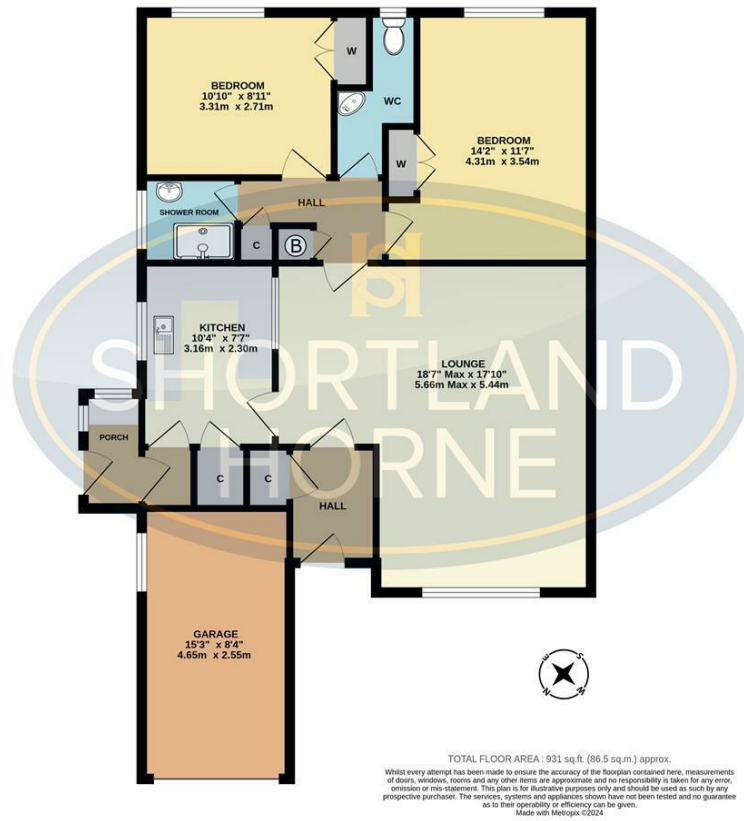


Floor Plan

GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(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	

DISCLAIMER

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing

Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure

It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances

We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals

If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

Other branches:
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET
10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Carnegie Close
Whitley CV3 4GE



£250,000

**Bedrooms 2
Bathrooms 1**

Nestled on a substantial corner plot, this charming two-bedroom semi-detached bungalow exudes warmth and character throughout. Beyond the inviting threshold, a welcoming hallway sets the tone, guiding you into the heart of the home.

The L-shaped lounge area, bathed in natural light streaming through large windows, offers a cosy space to relax or entertain guests. Its layout allows for versatile furniture arrangements, ensuring comfort and functionality for everyday living.

The kitchen, designed with practicality in mind, features a freestanding electric oven with a ceramic hob, ample counter space, and storage options, catering to the needs of culinary enthusiasts. Whether preparing a quick meal or hosting dinner gatherings, this space effortlessly accommodates all cooking endeavors.

Two generously proportioned bedrooms provide tranquil sanctuaries for rest and relaxation, each adorned with soft hues and ample wardrobe space. The serene ambiance ensures a peaceful night's sleep, fostering a sense of calm and rejuvenation.

A modern shower room, with a 1700mm x 700mm shower tray with sleek fixtures and contemporary finishes, epitomises convenience and style. A separate WC with a wash basin adds practicality and enhances the functionality of the home.

Stepping outside, the property unveils its true charm, with manicured side and rear gardens offering an idyllic retreat for outdoor enjoyment. Whether tending to a colourful array of flora or simply savouring the tranquillity of nature, these outdoor spaces beckon leisurely moments and alfresco dining.

Completing the ensemble, an integral garage provides secure parking and additional storage solutions, catering to the practical needs of modern living. A driveway in front of the garage offers ample parking space.

Presented to the market with no onward chain, this enchanting bungalow presents an exceptional opportunity to embrace a lifestyle of comfort and convenience. With its spacious interiors, delightful gardens, and sought-after location, this property awaits its next discerning owner to make it their own.

Carnegie Close, situated off The Avenue, enjoys proximity to the Airport Retail Park and expansive Asda Supermarket on the London Road. Additionally, the esteemed David Lloyd Health & Racquets Club offers an array of recreational amenities, from indoor tennis, squash, and badminton to a well-equipped gym, swimming pool, spa facilities, and beauty treatments.

GOOD TO KNOW:

- Tenure: Freehold
- Vendors Position: No Chain
- Parking Arrangements: Driveway
- Garden Direction: South



INTERNAL

Hall

Lounge/Dining Room

18'7 (max) x 17'10

Kitchen

10'4 x 7'7

Bedroom 1

14'2 x 11'7

Bedroom 2

10'10 x 8'11

Shower Room

WC

Side porch

OUTSIDE

Garage

15'3 x 8'4

Rear/Side Gardens

Driveway/Front Garden