

## Floor Plan



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 Home. 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 Home 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.

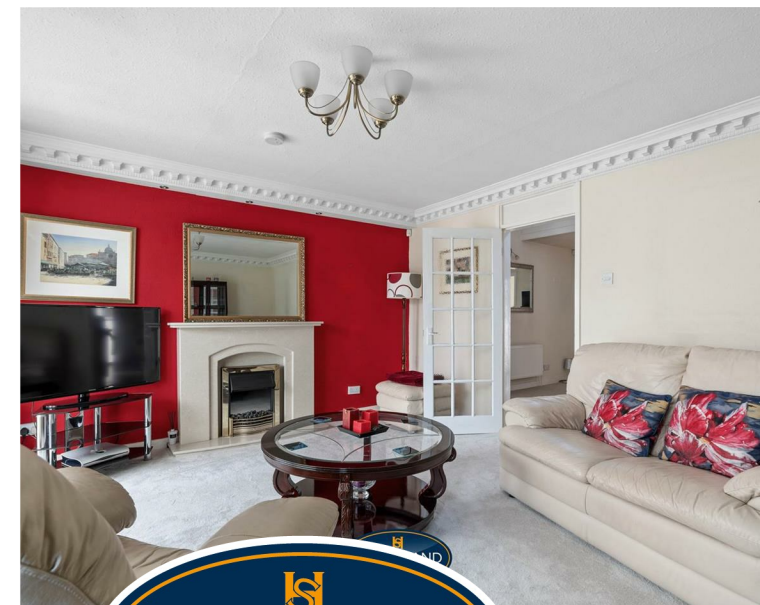
### Appliances

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 Home 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 Home'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 Home 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.



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**SHORTLAND HORNE**

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**Carnegie Close**  
**Whitley CV3 4GE**



**£270,000**

**Bedrooms 2  
Bathrooms 1**

Welcome to this opportunity to own a charming two double-bedroom semi-detached bungalow, ready for immediate move-in. Nestled in a tranquil setting, this home boasts a generous and beautifully private rear garden with delightful wildlife views. Lovingly maintained and well-proportioned throughout, the property is offered for sale with no onward chain.

As you arrive, parking is effortless on the convenient front driveway. Stepping inside, you're greeted by a warm and spacious ambiance, thanks to its modern, open, and airy design. The bungalow features a practical layout that seamlessly connects various living areas, perfect for both everyday living and entertaining guests.

The inviting porch offers a cosy spot to transition from outdoor shoes to indoor comfort, leading into a welcoming entrance hall. The kitchen/dining room is the heart of the home, where family and friends can gather around the table while dinner is prepared in the adjacent kitchen. A handy WC is conveniently located off the kitchen.

The lounge, adorned with plush carpeting and an electric fire, is ideal for getting cosy during the colder months. When the weather warms, the spacious and light-filled conservatory becomes a fantastic place to relax and enjoy the stunning garden views. Swing open the French doors and step into a beautiful garden oasis. The rear garden, bordered by lush trees next to the River Sowe, features a decked seating area where you can breathe in the fresh air and observe local wildlife. The rest of the garden is mainly laid to lawn with a large seating area adjacent to the conservatory.

Back inside, two peaceful bedrooms ensure restful nights, each with fitted wardrobes. The shower room offers a perfect space to refresh and rejuvenate. An integral garage provides the ideal storage solution for all your garden tools.

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

**GOOD TO KNOW:**  
 Tenure: Freehold  
 Vendors Position: No Chain  
 Parking Arrangements: Driveway & Garage  
 Council Tax Band: C  
 EPC Rating: D  
 Total Area: Approx. 1063 Sq. Ft



GROUND FLOOR		Bathroom	
Porch		WC	
Hall		OUTSIDE	
Kitchen/Dining Room	15'5 x 11'11	Garage	15' x 8'3
Lounge	15'5 x 12'11	Rear Garden	
Conservatory	12'4 x 11'6	Driveway	
Bedroom 1	15'10 x 9'11		
Bedroom 2	10'7 x 9'11		