

**14 Whittle Close
Bilton
RUGBY
CV22 6JR
£425,000**



- **THREE DOUBLE BEDROOMS**
- **CUL DE SAC LOCATION**
- **SHOWER ROOM**
- **OFF ROAD PARKING**
- **NO ONWARD CHAIN**

- **DETACHED FAMILY HOME**
- **SEPARATE RECEPTION ROOMS**
- **GARAGE**
- **PRIVATE REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered with NO ONWARD CHAIN. An extremely well presented three double bedroom detached property situated in a popular residential area off Bawnmore Road. This lovely family home is offered in fantastic condition and in brief the accommodation comprises entrance hallway, lounge, dining room, refitted kitchen and wc to the ground floor. To the first floor are three bedrooms, the master with an ensuite and walk in wardrobe, and a shower room. The property further benefits from a low maintenance front garden laid to gravel and paving, along with off road parking for two vehicles leading to an attached garage with electric roller door. The west facing rear garden provides a private and sunny outdoor space.

Accommodation Comprises

Entry via opaque part glazed front entrance door with two opaque side panels into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Connecting Doors to:

W.C

With low level w.c. and wash hand basin with vanity unit. Wall mounted gas central heating boiler. Additional storage. Opaque window to side aspect.

Lounge

12'10" x 20'2" (3.93 x 6.17)

Window to front aspect. Radiator. Modern fireplace. Coving to ceiling. Television point.

Dining Room

12'9" x 9'4" (3.9 x 2.86)

French doors with side panel windows to the rear aspect. Radiator. Connecting door to:

Kitchen

12'9" x 10'4" (3.9 x 3.17)

Fitted with a modern range of base and wall mounted units with work surface space incorporating a circular sink unit with mixer tap over. Built in 'Neff' double oven. Built in 'Neff' microwave oven. 'Neff' electric hob. Integrated dishwasher. Integrated washing machine. Tiled to splash areas. Radiator. Window to the rear aspect. Opaque door to the side aspect.

First Floor Landing

Loft access. Window to the side aspect. Doors to:

Bedroom One

12'11" x 15'3" (3.95 x 4.65)

Windows to front aspect. Radiator. Door to walk-in wardrobe. Door to:

En Suite

Fully tiled double shower enclosure with electric shower. Wall mounted wash hand basin and w.c with concealed cistern. Opaque window to the side aspect.

Bedroom Two

12'11" x 10'5" (3.95 x 3.2)

Window to rear aspect. Radiator. Built in triple wardrobe.

Bedroom Three

12'11" x 9'4" (3.95 x 2.87)

Window to the rear aspect. Radiator.

Shower Room

With suite to comprise; large shower enclosure with mixer shower, wash hand basin set in a vanity unit and low level w.c with concealed cistern. Storage area. Heated towel rail. Storage cupboard. Opaque window to side aspect.

Front Garden

A low maintenance garden laid with gravel slate and block paving. Block paved drive for two vehicles leading to the single garage.

Garage

With electrically operated roller shutter door. Power and light. Window to the rear aspect. pedestrian door to garden.

Rear Garden

Mainly laid to lawn. Crescent shaped block paved patio area. Mature shrub and herbaceous borders. Timber panel fencing to the boundaries. Side gated pedestrian access.

Agents Note

Council Tax Band: E

Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations,

we are required to carry out identity and verification checks on all purchasers.

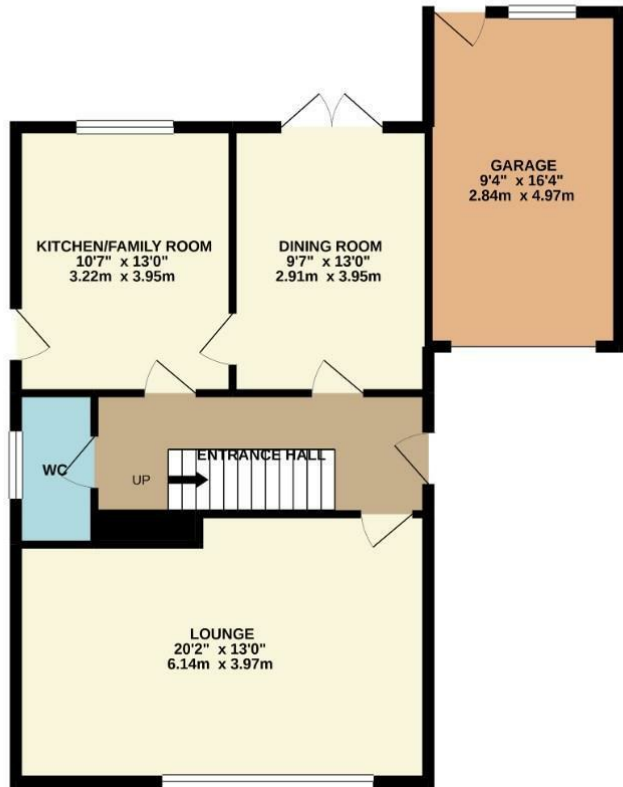
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



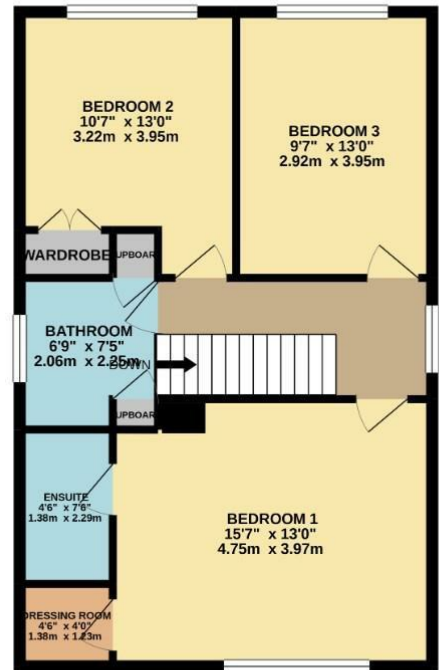




GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 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		
(81-91) 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	



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.