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Rugby Road
Bulkington CV12 9JG



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DON'T MISS OUT ON A SUPER OPPORTUNITY TO PURCHASE A BEAUTIFUL THREE BEDROOM SEMI DETACHED HOME WITH A 7 YEAR WARRANTY.

This brilliant development by Little Orchard Construction LTD is set in the popular area of Bulkington where you have great commuter links to Coventry, Nuneaton, Birmingham and Leicester. These homes really must be viewed to appreciate what there is on offer.

Briefly the accommodation comprises of the hallway leading through to a spacious lounge, a very well presented kitchen diner with fitted appliances and handleless gloss units. There are double doors that lead out to the garden from the dining area. The ground floor also benefits from a downstairs W/C and is fitted with Malmo luxury vinyl tiling throughout.

The first floor comprises of three bedrooms and the family bathroom. The master bedroom has the benefit of a en-suite shower room. The family bathroom is fitted to a high standard with a bath and shower over, low flush W/C, wash hand basin and quality tiling.

Outside to the front there is a block paved driveway providing off road parking for multiple cars. The rear gardens are a good size, fully enclosed, mainly laid to lawn and there is also the benefit of a paved patio area ideal for outside entertaining.



selling quality
property since 1995









Dimensions

GROUND FLOOR

Kitchen / Diner

3.48m x 4.60m

Living Room

4.67m x 3.66m

W/C

FIRST FLOOR

Bedroom 1

3.81m x 2.77m

En-Suite

Bathroom

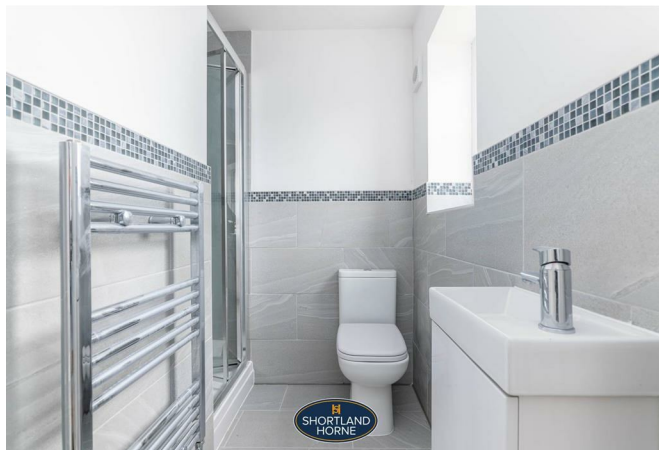
2.13m x 1.40m

Bedroom 2

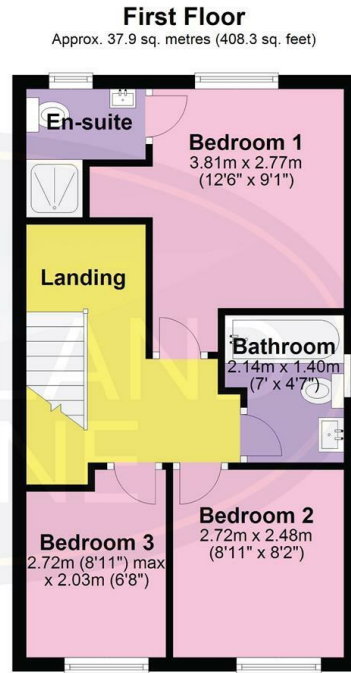
2.72m x 2.49m

Bedroom 3

2.72m x 2.03m



Floor Plan



Total area: approx. 75.9 sq. metres (816.6 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Total area: sq ft

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.

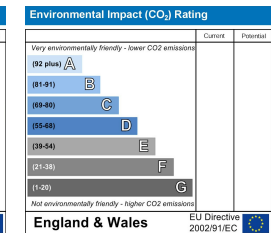
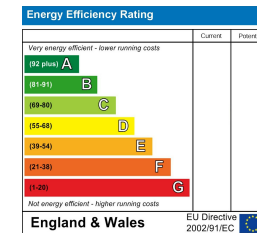
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending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

Location Map



EPC



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