28 Oberon Close
Bilton
RUGBY
CV22 6LZ

£285,000

- THREE BEDROOM
- LOUNGE / DINING ROOM
- FOUR PIECE BATHROOM
- UPVC DOUBLE GLAZING
- SEMI DETACHED HOME
- FITTED KITCHEN
- GAS CENTRAL HEATING
- ENERGY EFFICIENCY RATING D

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

naea | propertymark PROTECTED
The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached home located in the popular area of Woodlands. In brief the accommodation comprises; entrance hall, lounge / dining room, fitted kitchen, three bedrooms and a family bathroom. The property additionally benefits from upvc double glazing, gas radiator heating, an enclosed rear garden, a garage and off road parking for two vehicles.
The Woodlands area is well served by a wide range of local shops and amenities, highly regarded schooling, and excellent transport links to include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) and is only a short drive from Rugby train station, which operates mainline services to London Euston in less than an hour.

Accommodation Comprises
Entry via hardwood door with obscure glazed panels and double glazed side screens into.:

Entrance Hall
Stairs rising to first floor with timber ballustrade. Laminate flooring. Under stairs storage. Radiator. Door to garage. Doors off to lounge/dining room and kitchen.

Lounge / Dining Room
Double glazed window and double glazed sliding patio doors to the rear. Two radiators. Laminate flooring. Coving to ceiling.

Kitchen
Fitted with a range of base and eye level units. Work surface space with inset stainless steel sink and mixer tap over. Part tiled walls. Built in oven and hob. Space for fridge/freezer. Space and plumbing for a washing machine. Further base and eye level units and work surface space. Tiled splash backs. Space for a freezer. Worcester combi boiler. Radiator. Double glazed windows to front and side. Timber door with obscure double glazed panel to side.

First Floor Landing
Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One
Double glazed window to the front. Radiator. Laminate flooring.

Bedroom Two
Double glazed window to rear. Fitted wardrobes. Radiator.

Bedroom Three
Double glazed window to the front. Over stairs storage cupboard. Radiator.

Bathroom
Panelled bath with tiled splash backs. Separate shower cubicle with electric shower. Pedestal wash hand basin. Low level w.c. Chrome ladder radiator. Obscure double glazed window to the side.

Front Garden
block paved drive providing off road parking for two cars and giving access to garage.

Garage
Up and over door. Power and lighting. Door to hallway.

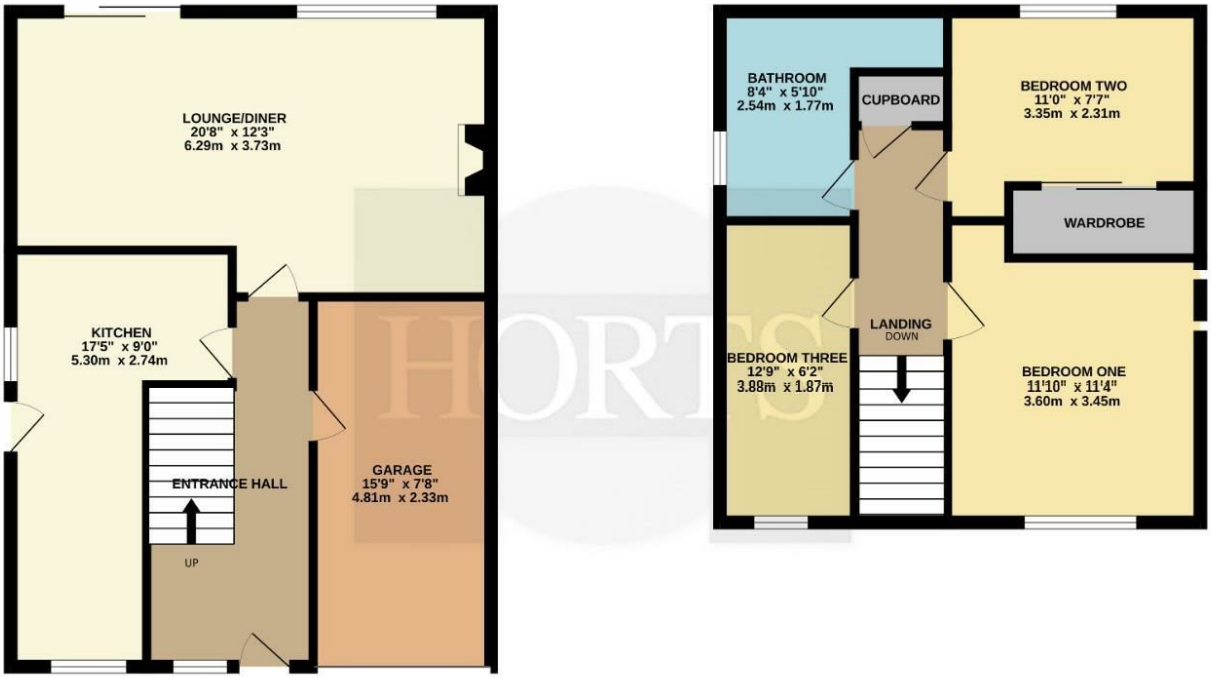
Rear Garden
Mainly laid to lawn with block paved patio area. Hardstanding and shed. Enclosed by timber fencing. Gated side access.

Agents Note

Council Tax Band: C
Energy Efficiency Rating: D

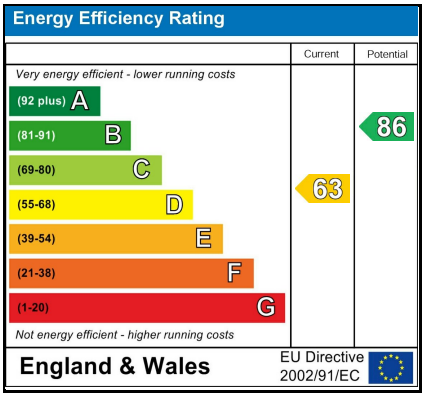
GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.
Made with Metroplx ©2025



Disclaimer

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.