

**168 Addison Road  
Bilton  
RUGBY  
CV22 7EY**

**£1,100 PCM**



- **THREE BEDROOM**
- **AVAILABLE MID DECEMBER**
- **LOUNGE**
- **OFF ROAD PARKING**

- **SEMI DETACHED HOME**
- **UNFURNISHED**
- **KITCHEN / DINER**
- **ENERGY EFFICIENCY RATING C**

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**\*\*\* AVAILABLE MID DECEMBER\*\*\*** A mature three bedroom semi-detached property, located within close proximity of Bilton village. This property benefits from a separate lounge, fitted kitchen/diner with built-in oven & hob, upvc double glazing. Three bedrooms and a fitted bathroom. Gas radiator central heating. Off road parking to the rear and an enclosed garden.  
**\*\*\* UNFURNISHED \*\*\* Sorry, No Pets.**

The property is situated in a quiet residential part of Bilton and is ideally positioned within walking distance of some excellent amenities and well regarded schooling for all ages. There is easy access to the region's central motorway networks, including the M1/M6 and M45, and is only a short five minute drive from Rugby train station, which operates main line services to London Euston and Birmingham.

### **Accommodation Comprises**

Entry via part glazed door into:

#### **Entrance Hall**

Stairs rising to first floor. Understairs storage cupboard. Radiator. Wood laminate floor covering. Door to:

#### **Lounge**

13'3" x 11'5" (4.05m x 3.49m)

Window to front aspect. Feature electric wall mounted fire. Radiator.

#### **Kitchen / Diner**

12'11" x 6'9" (3.94m x 2.08m)

The kitchen is fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in oven, hob and extractor fan. Space and plumbing for a washing machine. Fridge/freezer space. Cupboard housing central heating boiler. Window to rear aspect. Part glazed upvc door to the side.

#### **Dining Area**

12'11" x 10'0" (3.94m x 3.07m)

French doors opening to rear garden. Radiator. Wood laminate floor covering.

#### **Landing**

Window to side elevation. Access to loft space. Storage cupboard. Radiator. Doors to bedrooms and bathroom.

#### **Bedroom One**

13'2" x 10'10" (4.03m x 3.32m)

Window to front. Radiator.

#### **Bedroom Two**

3.62m x 3.48m Window to rear. Radiator.

#### **Bedroom Three**

9'5" x 6'2" (2.89m x 1.88m)

Window to front. Built in cupboard. Radiator.

#### **Bathroom**

With modern suite to comprise; panelled bath with electric shower over, wash hand basin with vanity unit and low level w.c. Tiling to splash areas. Radiator. Wood laminate floor covering. Frosted window to rear elevation.

**Front Garden**

Two areas laid to lawn. Flower and shrub borders. Pathway to entrance.

**Rear Garden**

Mainly laid to lawn with decking area. Cold water connection. External electric point. Timber fencing to boundaries. Side and rear pedestrian access.

**Off Road Parking**

A parking space is allocated to the rear of the property and is accessible via a service road.

**Agents Note**

Deposit: £1269.23

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: C

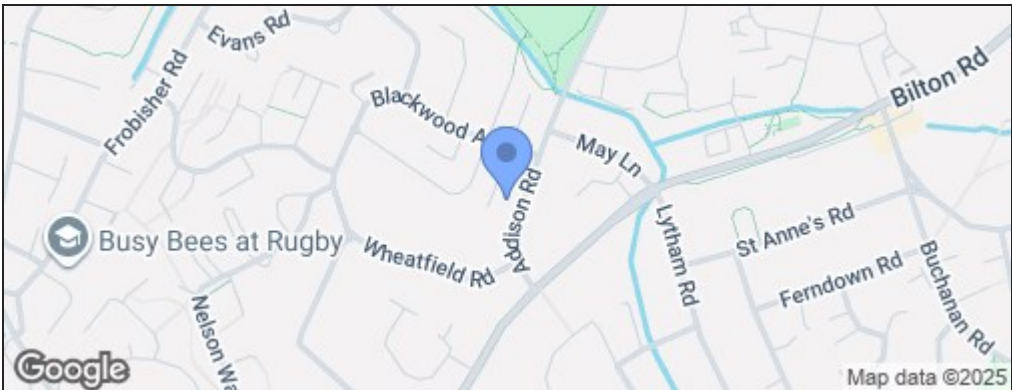








| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) A                                        |         | 86        |
| (81-91) B                                          |         |           |
| (69-80) C                                          | 73      |           |
| (55-68) D                                          |         |           |
| (39-54) E                                          |         |           |
| (21-38) F                                          |         |           |
| (1-20) G                                           |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |



### 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.