50 Johnson Avenue
New Bilton
RUGBY
CV22 7BX

£215,000

- TWO BEDROOM
- OFF ROAD PARKING
- LOUNGE
- GROUND FLOOR W.C.
- GAS RADIATOR HEATING
- END TERRACE
- ENCLOSED REAR GARDEN
- KITCHEN AND UTILITY
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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A two bedroom end terrace home located in a popular, established residential area of New Bilton within close proximity of convenience stores and schooling for all ages. In brief the accommodation comprises; entrance hallway, lounge, fitted kitchen, utility room, ground floor W.C, two bedrooms and a bathroom. The property also benefits from double glazing, gas central heating, an enclosed rear garden and off road parking for several vehicles.

Accommodation Comprises
Entry via upvc front entrance door into:

Entrance Hallway
Stairs rising to first floor. Radiator. Part glazed timber door to:

Lounge
13'9" x 13'9" (4.20m x 4.20m)
Window to front aspect. Feature fireplace with multi-fuel stove. Radiator. Storage cupboard. Part glazed timber door to kitchen.

Kitchen
12'1" x 8'10" (3.70m x 2.70m)
Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit. Electric oven. Gas hob. Space and plumbing for a washing machine. Two windows to rear aspect. Glazed timber door to:

Utility Room
Window to side. Space for a fridge/freezer. Door to rear garden. Door to:

Downstairs W.C.
With low level w.c. Wash hand basin. Window to side.

First Floor Landing
Window to side aspect. Doors off to bedrooms and bathroom.

Bedroom One
13'9" x 10'9" (4.20m x 3.30m)
Window to front aspect. Radiator. Storage cupboard.

Bedroom Two
11'9" x 8'10" (3.60m x 2.70m)
Window to rear. Radiator.

Bathroom
With suite to comprise; panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Extractor fan. Airing cupboard housing boiler. Access to loft space. Window to rear elevation.

Front Garden
Laid to concrete providing off road parking for three vehicles. Pathway leading to gated access to rear garden.

Rear Garden
A generously sized garden which is mainly laid to lawn with a variety of shrubs. Enclosed by timber fencing.

Agents Note

Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: D

Love

GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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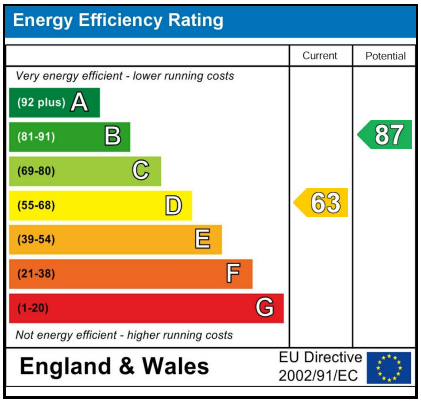

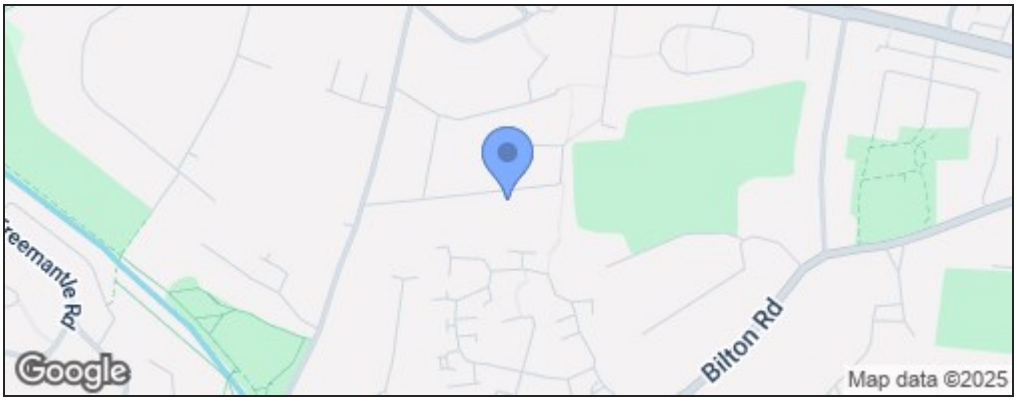

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