14 Plantagenet Drive
Bilton
RUGBY
CV22 6LB

Guide Price £295,000

- THREE BEDROOM DETACHED
- IN NEED OF MODERNISATION
- DOUBLE GLAZING
- NO CHAIN
- DOUBLE GARAGE
- GAS CENTRAL HEATING
- EXTENDED KITCHEN
- ENERGY RATING TBC

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

PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom detached property with double garage in need of modernisation. In brief the property comprises of; Living room, extended kitchen, three bedrooms and a bathroom. The property also benefits from gas central heating and double glazing.

Woodlands is a highly sought after residential area, conveniently situated for Bilton village with its wide range of shops and amenities, well regarded schooling for all ages, Sainsbury's superstore and Rugby town centre. Transport links include regular bus routes, easy access to the region's central motorway networks (M1/M6 and M45) Rugby Railway Station is a short ten-minute drive and operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via covered entrance door into:

Entrance Hall
Access to loft space. Coving to ceiling. Radiator with thermostat control. Doors off to all rooms.

Lounge
16'1" x 12'2" (4.91m x 3.71m)
French doors and windows to rear. Wall mounted gas fire (not used). Coving to ceiling.

Kitchen
13'5" x 12'10" (4.11m x 3.92m)
Fitted with a range of base and eye level units with roll edge work surface space. Stainless steel sink and drainer unit with mixer tap over. Space for a freestanding cooker. Space and plumbing for a washing machine. Ladder radiator. Combination boiler. Door to side. Window to side. Further double glazed windwo to rear.

Bedroom One / Dining Room
12'0" x 11'5" (3.68m x 3.50m)
Double glazed window to front. Radiator.

Bedroom Two
11'6" x 11'5" (3.53m x 3.50)
Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Three
8'10" x 8'9" (2.70m x 2.69m)
Double glazed window to side. Radiator.

Bathroom
8'10" x 8'9" (2.70m x 2.69m)
With suite to comprise; panelled bath with shower over, low flush w.c. and pedestal wash hand basin. Built in storage cupboard. Frosted double glazed window to side elevation.

Front Garden
Off road parking for several vehicles. Area laid to lawn. Shrubs. Side pedestrian access.

Double Garage
18'0" x 16'6" (5.51m x 5.03m)
With two up and over doors. Power and light connected. Personal door to rear.

Rear Garden
Mainly laid to lawn with a variety of shrubs and hedges. Timber fencing.

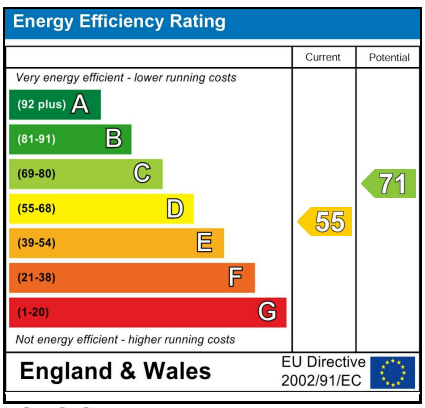
Agents Note

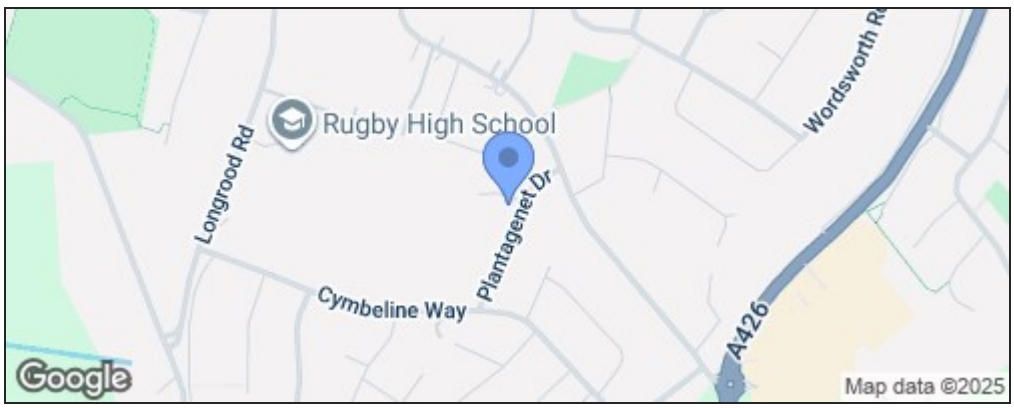
Council Tax Band: D
Energy Efficiency Rating: D

GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.

TOTAL FLOOR AREA : 1204 sq.ft. (111.8 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 Metropix ©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.