

**52 Hampden Way
Bilton
RUGBY
CV22 7NW**

Guide Price £450,000



- **THREE BEDROOM DETACHED BUNGALOW**
- **SINGLE DETACHED GARAGE**
- **SPACIOUS LOUNGE**
- **SOUGHT AFTER LOCATION**
- **FITTED KITCHEN**

- **SUBSTANTIAL PLOT WITH POTENTIAL SUBJECT TO PLANNING**
- **OFF ROAD PARKING FOR SEVERAL VEHICLES**
- **CONSERVATORY**
- **STUNNING GARDENS SURROUNDING THE PROPERTY**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A fantastic and Rare opportunity to purchase a large, three bedroom, detached bungalow, in a sought after location. This property benefits from a single detached garage, and off road parking for several vehicles. The large plot has potential for building, subject to the usual planning permissions.

In brief the spacious accommodation comprises; entrance hall, lounge, conservatory, fitted kitchen, three well proportioned bedrooms, a bathroom and a separate w.c. The property additionally benefits from upvc double glazing and gas radiator central heating. Externally, there is a well maintained and established garden which surrounds the property, along with two garden sheds and an outhouse with a w.c and storage room.

Situated in an excellent position close to Bilton village with its wide range of shops and other facilities, within walking distance of Rugby High School and Bilton Schools. There easy access to Rugby town centre and Rugby Railway station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via upvc part glazed front entrance door with glazed side panels into:

Entrance Hall

A spacious hallway. Two radiators. Three storage cupboards. Airing cupboard housing hot water tank. Access to loft space. Doors off to lounge, kitchen, bedrooms, bathroom and w.c.

Lounge

22'7" x 11'9" (6.89m x 3.60m)

Bow window to front aspect. Feature electric fireplace with tiled hearth and surround. Radiator. Sliding patio door to garden. Double doors opening to:

Conservatory

14'9" x 10'6" (4.51m x 3.21m)

Of upvc construction with double doors opening to garden.

Kitchen

10'5" x 10'1" (3.19m x 3.08m)

Fitted with a range of base and wall mounted units. Roll top work surfaces with tiled splash backs. One and a half bowl resin sink unit with mixer tap over. Space for a freestanding cooker. Space for a fridge/freezer. Space and plumbing for a washing machine and a dish washer. Extractor fan. Tiled flooring. Radiator. Window to rear aspect. Door leading to outhouses.

Bedroom One

12'1" x 9'11" (3.70m x 3.04m)

Bow window to front aspect. Window to side. Radiator.

Bedroom Two

10'5" x 9'11" (3.19m x 3.04m)

Window to rear aspect. Window to side. Radiator.

Bedroom Three

9'10" x 8'0" (3.02m x 2.46m)

Bow window to front aspect. Radiator.

Bathroom

With suite to comprise; pedestal wash hand basin and panelled bath with mixer tap shower attachment, and a Trident electric shower over. Radiator. Laminate flooring. Frosted window to rear elevation.

Separate W.C.

Low level w.c. Laminate flooring. Radiator. Frosted window to rear elevation.

Gardens

The charming wrap around garden is well maintained and offers a good degree of privacy as it is not overlooked. The rear is south west facing and has gated access to the playing field behind the property. To the front of the property, there is off road parking and a garage. The garden has a lot of character with various seating areas, a pond, and an established range of plants, shrubs and trees making it perfect for relaxing and al-fresco dining.

Outhouses

Via covered walkway from the kitchen, with vinyl flooring and doors to both sides. Door to outside toilet with low level w.c. and laminate flooring. Window to rear elevation. Door to adjacent storage shed.

Agents Note

Council Tax Band: E

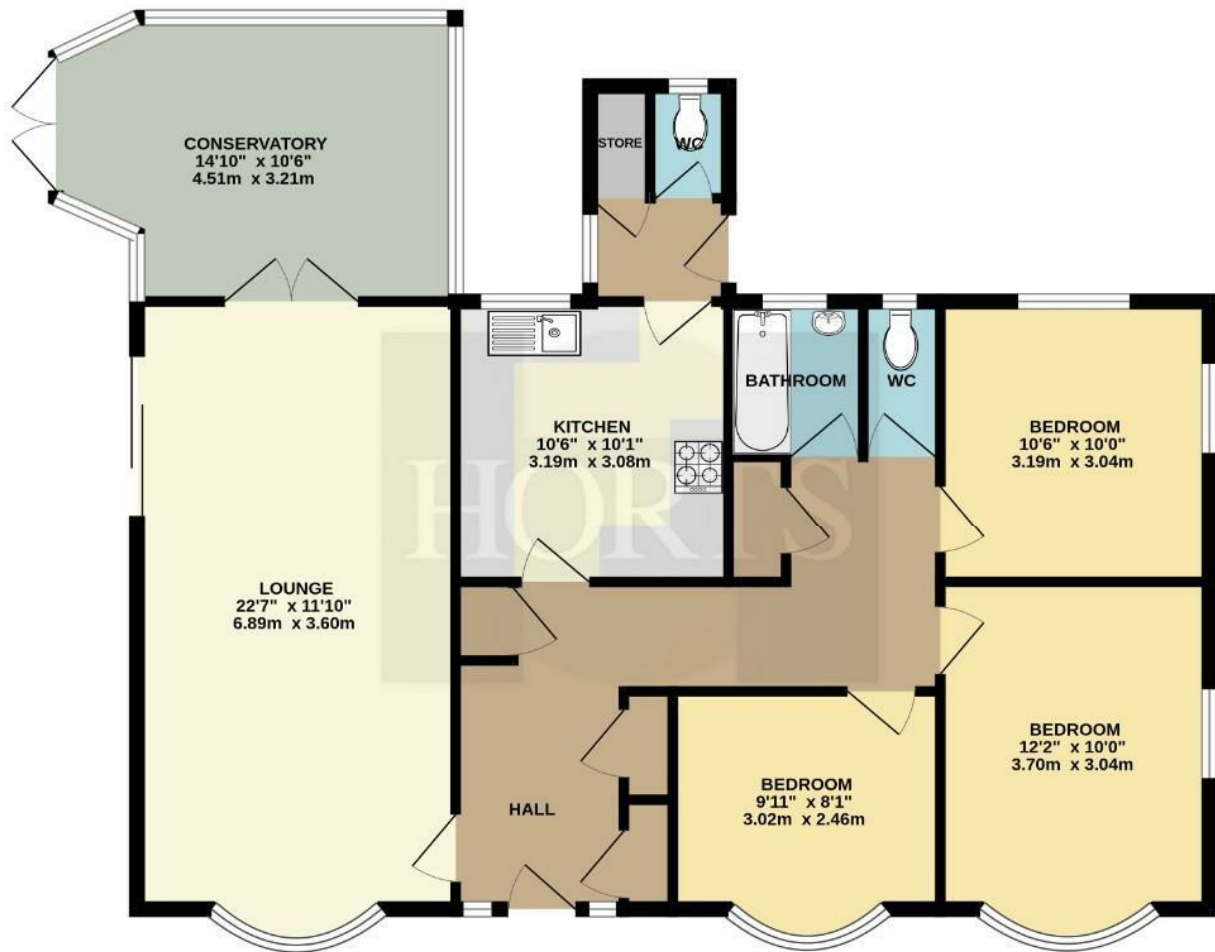
Energy Efficiency Rating: D







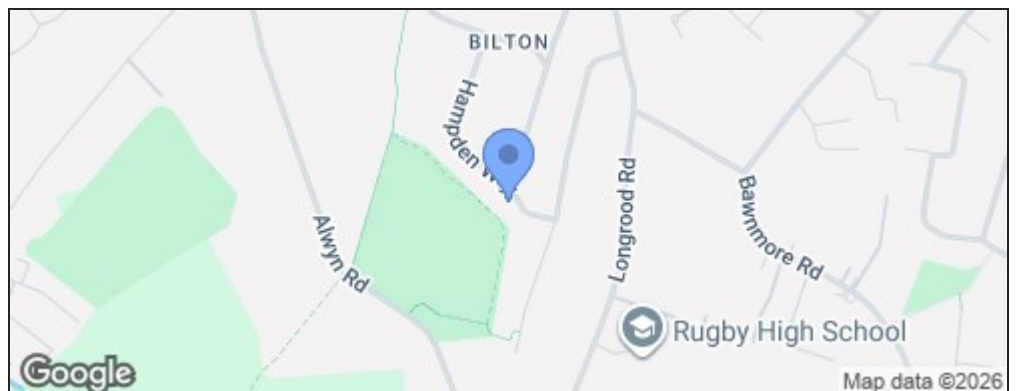
GROUND FLOOR 1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England & Wales	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.