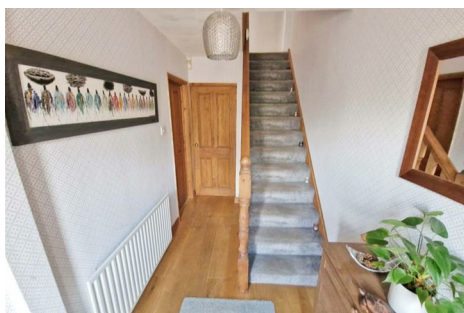


**31 Selborne Road
Bilton
RUGBY
CV22 7QA
£300,000**



- **THREE DOUBLE BEDROOM**
- **WELL PRESENTED**
- **KITCHEN/DINING ROOM**
- **POPULAR RESIDENTIAL AREA**
- **EXTENDED SEMI DETACHED**
- **OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented three double bedroom extended semi detached property located in the popular residential area of Bilton. In brief the accommodation comprises, entrance hall, lounge with feature fireplace with gas burner. Refitted kitchen with space for a 'Rangemaster' oven. Utility room and w.c. with underfloor heating. To the first floor are three double bedrooms, a family bathroom and a separate shower room. Externally there is a well maintained rear garden which is mainly laid to lawn with two separate patio areas. To the front of the property there is a block paved driveway providing off road parking for three vehicles and leading to the reduced size garage which has a remote controlled electric roller door.

Located close to convenience stores and schooling for all for all ages. There is easy access to the region's central motorway networks (M1/M6 and M45) and Rugby Railway Station which operates mainline services to London Euston and Birmingham. There is a further range of state and private schooling available in the surrounding areas including; Harris, Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and World famous Rugby School.

Accommodation Comprises

Entry via opaque part glazed composite front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Timber flooring. Connecting door to:

Lounge

13'3" x 11'10" maximum measurement (4.05 x 3.61 maximum measurement)

Bay window to front aspect. Feature fireplace with timber surround, tiled hearth and gas burner. Timber flooring. Television point.

Kitchen / Diner

10'3" x 18'10" (3.14 x 5.75)

Refitted with a range of base and eye level units. Timber work surface space. One and a half bowl sink and drainer unit with mixer tap over. Space for a 'Rangemaster' gas oven with extractor canopy over. Integrated dishwasher. Integrated fridge and freezer. Recessed spotlights. Ceramic tiled floor. Underfloor heating. Bifold doors opening to rear garden. Window to rear. Connecting door to:

Utility Room

Range of base and eye level units. Roll top work surface. Sink and drainer unit with mixer tap over. Wall mounted gas central heating boiler. Part tiled walls. Space and plumbing for a washing machine. Space for a tumble dryer. Further white good space. Window to rear aspect. Part glazed door to rear garden. Underfloor heating. Door to garage/storage. Door to:

Downstairs W.C.

Low level w.c. Wall mounted corner wash hand basin. Part tiled walls. Ceramic tiled floor. Underfloor heating.

First Floor Landing

Access to loft storage space. Doors off to bedrooms and bathroom.

Bedroom One

11'10" x 10'3" (3.61 x 3.14)

Window to rear aspect. Radiator.

Bedroom Two

11'6" x 10'10" (3.53 x 3.32)

Window to front aspect. Radiator. Airing cupboard housing hot water cylinder.

Bedroom Three

14'10" x 12'11" maximum measurement (4.53 x 3.95 maximum measurement)

An "L" shape room. Two windows to front aspect. Two radiators. Television point.

Bathroom

Panelled bath with mixer shower over. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Heated towel rail. Extractor fan. Ceramic tiled floor. Window to rear.

Shower Room

Double shower enclosure with mixer shower. Wash hand basin with vanity unit. Low level w.c. with concealed cistern. Part tiled walls. Heated towel rail. Recessed spotlights. Ceramic tiled floor. Window to rear.

Front Garden

Block paved driveway providing off road parking for three cars. Range of shrubs, trees and evergreens.

Storage Garage

Electric roller door. Fully plastered walls. Restricted size suitable for storage.

Rear Garden

Mainly laid to lawn. Large patio area adjacent to the property. Further patio to the rear of the garden. Rased flower beds surrounded by sleepers. Shrugb and herbaceous borders. Timber panel fencing to boundaries.

Agents Note

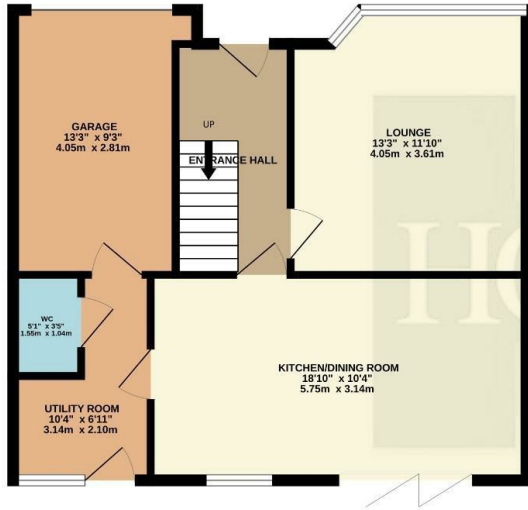
Council Tax Band: C

Energy Efficiency Rating: C

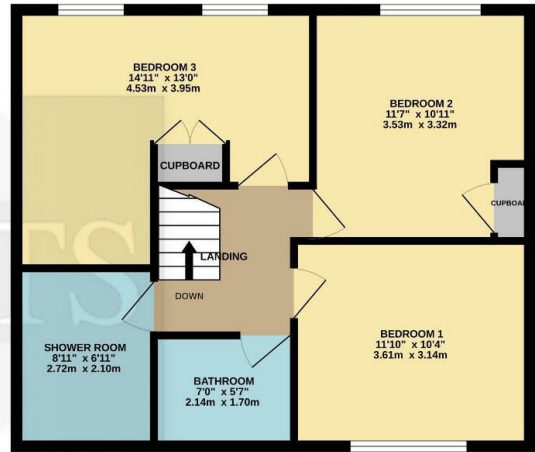




GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



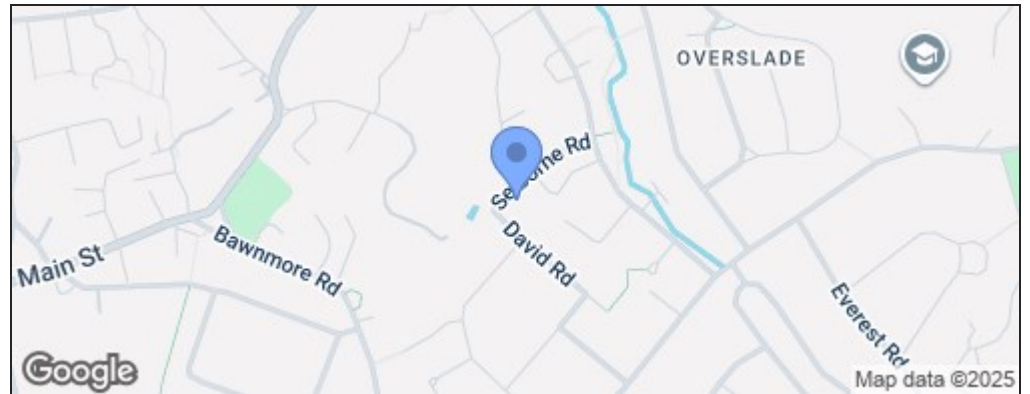
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.6 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	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.