

**2 Wilson Close
Bilton
RUGBY
CV22 7SU**

Guide Price £330,000



- **THREE BEDROOM DETACHED**
- **OUTSIDE OFFICE/BAR**
- **DOUBLE GLAZING**
- **GROUND FLOOR W.C**

- **ENSUITE TO MASTER BEDROOM**
- **KITCHEN/DINER**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING C**

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A beautifully presented, three bedroom detached family home located in a popular area of Bilton. In brief; the accommodation comprises entrance hall, lounge, kitchen/diner, conservatory, downstairs w.c. bedroom with ensuite shower room, two further bedrooms and a family bathroom. This property additionally benefits from double glazing, gas radiator heating, ample off road parking and an enclosed low maintenance rear garden with an outside office/bar. The property is situated in an excellent position not far from Bilton village with its wide range of shops and other facilities. Close by are well regarded schools for all ages. The region's major road networks are easily accessible including the A45, M45, M1 and M6. And it is just a ten minute drive from Rugby train station, which operates mainline services to London Euston, Birmingham New Street.

Accommodation Comprises

Entry via upvc double glazed front entrance door with timber canopy over into:

Entrance Hallway

Double glazed window to front. Laminate flooring. Radiator. Stairs rising to first floor. Archway through to kitchen. Double doors into lounge. Door to:

Ground Floor W.C.

Low flush w.c. Wash hand basin with tiled splashback. Radiator. Laminate flooring. Electricity fusebox. Obscure double glazed window to front.

Lounge

17'0" x 11'9" (5.20m x 3.60m)

Double glazed window to side. Gas fire with timber surround. Radiator. Coving to ceiling. Television aerial point.

Kitchen / Diner

16'5" x 15'1" (5.01m x 4.60m)

Dining Area

Double glazed bifold doors leading into conservatory. Tiled floor. Contemporary radiator with thermostat control. Understairs storage cupboard. Central heating thermostat.

Kitchen Area

Fitted with a range of base and eye level units. Roll edge work surfaces. One and a half bowl stainless steel sink unit with mixer tap over. Built in oven, microwave and hob. Space and plumbing for a dishwasher. Integrated fridge/freezer. Tiled splash backs. Tiled floor. Boiler. Double glazed window to side. Double glazed stable door to front.

Conservatory

11'1" x 8'6" (3.40m x 2.60m)

Of brick and upvc double glazing construction. Polycarbonate roof. Tiled floor. Contemporary radiator with thermostat. Double glazed doors opening to garden.

First Floor Landing

Timber balustrade. Doors off to bedrooms and bathroom. Access to loft space.

Bedroom One

11'9" x 9'10" (3.59m x 3.01m)

Double glazed window to side. Radiator. Laminate flooring. Wardrobes. Doors to ensuite.

Ensuite Shower Room

Shower cubicle with mixer shower. Low level w.c. Wash hand basin. Part tiled walls. Tiled floor. Radiator. Electric shaver point. Obscure double glazed window to the rear.

Bedroom Two

14'1" x 9'10" (4.30m x 3.01m)

Double glazed window to side. Laminate flooring. Radiator.

Bedroom Three

14'1" x 8'6" (4.30m x 2.60m)

Double glazed window to front. Laminate flooring. Radiator.

Bathroom

Panelled bath with gravity shower over. Pedestal wash hand basin. Low flush w.c. Part tiled walls. Tiled floor. Radiator. Extractor fan. Airing cupboard housing hot water tank. Access to loft.

Front Garden

Block paved driveway providing ample off road parking. Further parking to side. Timber gate to rear garden.

Rear Garden

Paved and gravelled. Enclosed by timber fencing with concrete weather boards.

Office / Bar

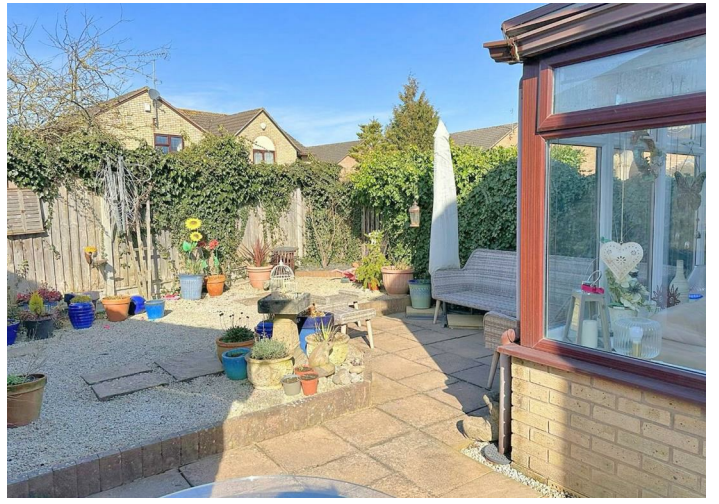
The garage has been converted to provide an office/bar which has a tiled floor, double glazed doors and heating. There is a storage room with shelving, a cloakroom with plumbing for a w.c. and window to side. Consumer unit. Space and plumbing for a washing machine.

Agents Note

Local Authority: Rugby

Council Tax Band: D

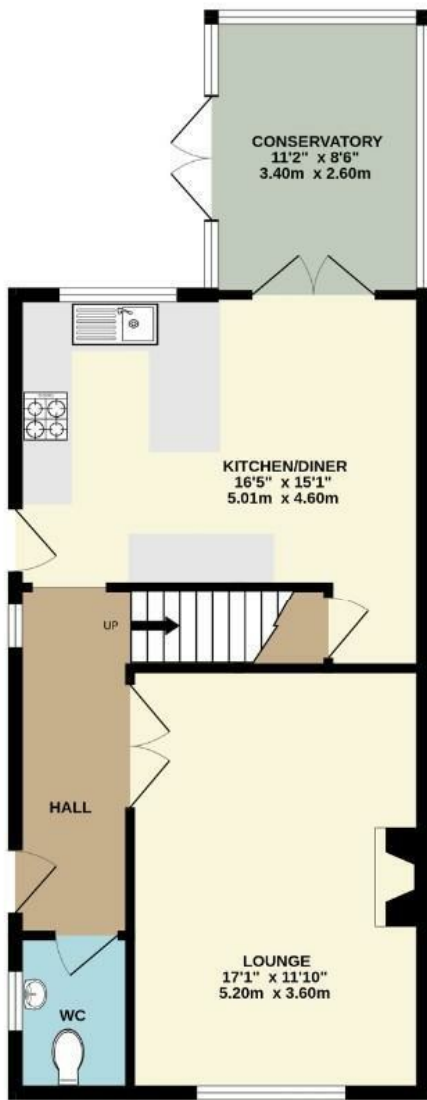
Energy Efficiency Rating: C



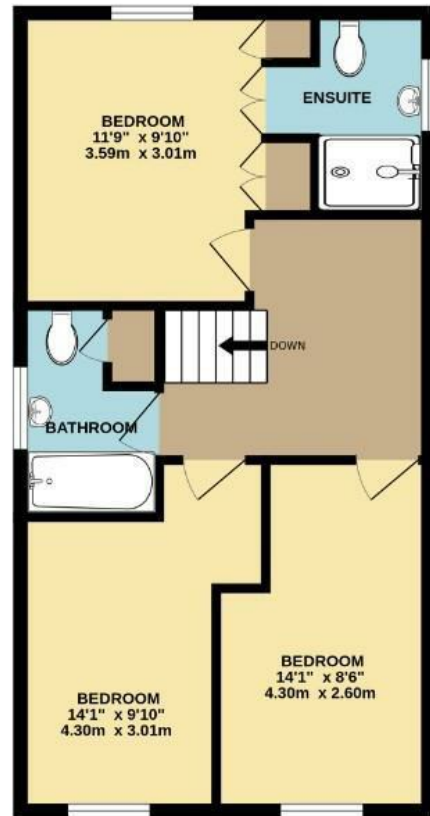




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



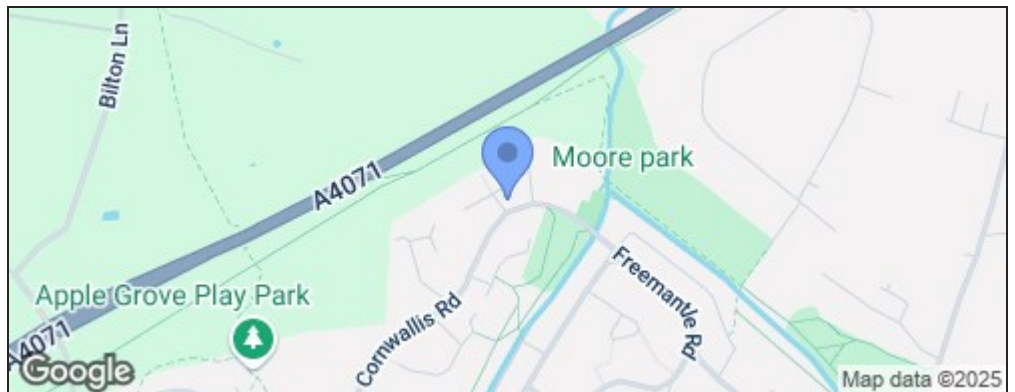
1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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			86
(81-91) B			
(69-80) C		71	
(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	



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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.