

**72 Arbour Close  
Bilton  
RUGBY  
CV22 6EH  
£165,000**



- **TWO BEDROOM FIRST FLOOR MAISONETTE**
- **WIFI CONNECTED ELECTRIC HEATING**
- **CUL-DE-SAC LOCATION**
- **LOUNGE/DINER**
- **SHARE OF THE FREEHOLD**
- **GARAGE**
- **REFITTED BATHROOM**
- **ENERGY EFFICIENCY RATING E**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Tucked away on Arbour Close in Bilton, this charming first-floor two-bedroom maisonette offers an appealing combination of comfort, light and convenience. It is a home that immediately feels welcoming, making it an excellent choice for first-time buyers or those seeking an easy, low-maintenance place to settle into.

A spacious reception room forms the centre of the property, a bright and airy space filled with natural light that creates a relaxed setting for everyday living or entertaining. The two bedrooms are both well-proportioned, offering peaceful retreats that lend themselves effortlessly to a variety of furniture layouts and lifestyles.

The refitted modern bathroom brings a fresh, contemporary feel, designed with practicality in mind and equipped with everything needed for day-to-day ease. The property also benefits from Wi-Fi enabled electric heaters, adding a modern touch to its comfort and efficiency.

Set within a quiet and friendly neighbourhood, the maisonette enjoys close proximity to local shops, schools and green spaces. Bilton's village atmosphere blends seamlessly with the wider amenities of Rugby, a town known for its rich heritage and vibrant community, offering plenty to explore and enjoy.

Altogether, this delightful maisonette presents a wonderful opportunity for anyone seeking a comfortable, well-located home in a popular part of Rugby, combining convenience with a calm and welcoming sense of space.

### **Accommodation Comprises**

Enter via a timber front entrance door. Stairs rising to the first floor

#### **Hallway**

Airing cupboard housing a hot water cylinder. Electric heater. Connecting doors off to:

#### **Lounge/Diner**

15'4" x 12'1" (4.68 x 3.69)

With upvc double glazed window to the front elevation. Electric heater. Television aerial point.

#### **Kitchen**

9'5" x 6'11" (2.88 x 2.12)

Fitted with a range of base and wall mounted units with adjoining work surfaces and coordinating part tiled walls. Stainless steel sink and drainer unit with mixer tap over. Space for an electric cooker with an extractor over. Space and plumbing for an automatic washing machine. Space for an upright fridge/freezer. Built in storage cupboard. Upvc double glazed window to the front elevation.

#### **Bedroom One**

14'5" x 9'8" (4.40 x 2.95)

With upvc double glazed window to the rear elevation. Electric heater.

#### **Bedroom Two**

11'1" x 6'1" (3.40 x 1.86)

With upvc double window to rear elevation. Storage cupboard. Electric heater.

**Bathroom**

7'2" x 5'2" (2.20 x 1.60)

Fitted with a new white suite to comprise; panelled bath with electric shower over, pedestal wash hand basin, and close coupled W.C. Coordinating part tiled walls. Ceramic tiled floor. Wall mounted electric heater. Upvc opaque double glazed window to the side elevation.

**Rear Garden**

The rear garden is divided with the apartment below, laid to lawn. Timber fencing.

**Garage**

Situated en-bloc

**Agents Notes**

Lease: Approximately 980 years remaining with the share of the freehold.

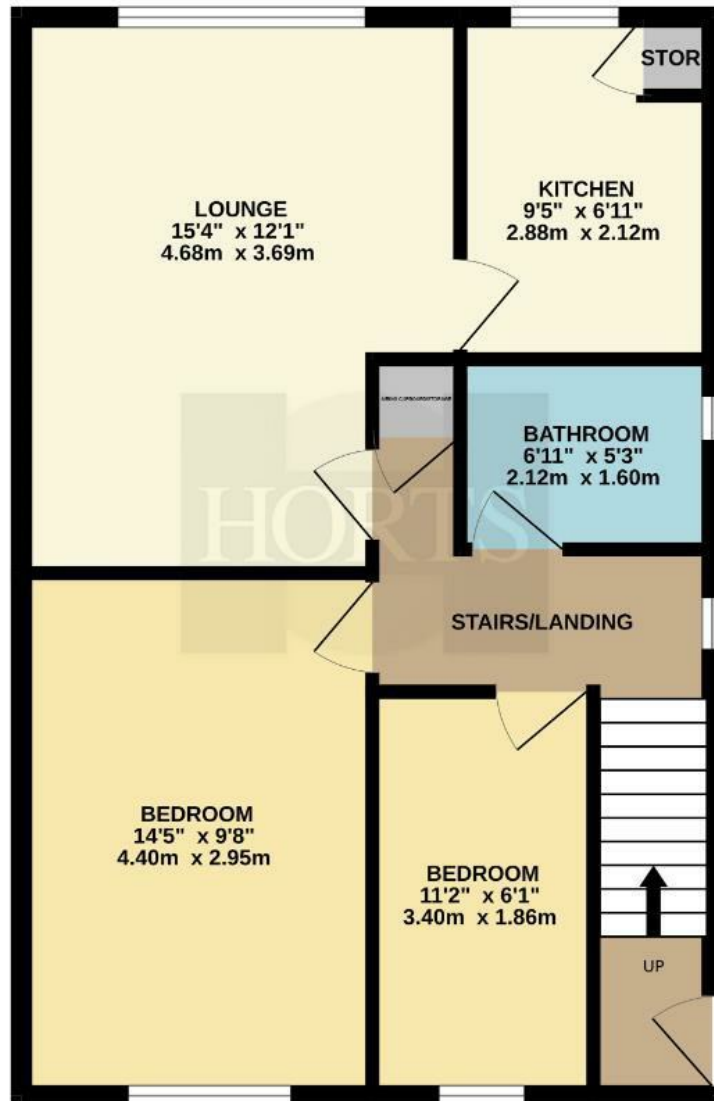
Council Tax Band: B

Energy Efficiency Rating: E

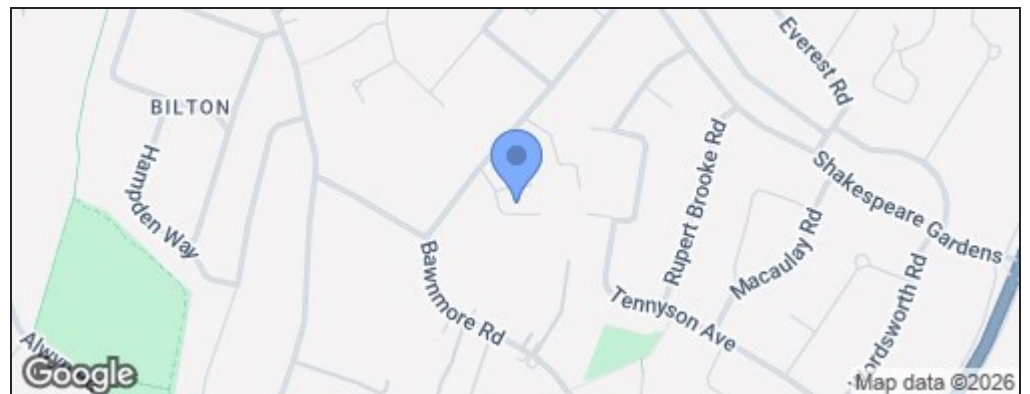




GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.