

**80 Alwyn Road
Bilton
RUGBY
CV22 7QX**

Offers Over £300,000



- **AN ATTRACTIVE THREE BEDROOM SEMI DETACHED**
- **FITTED KITCHEN**
- **NOT OVER LOOKED AT THE REAR**
- **NO UPWARD CHAIN**
- **GENEROUS GARDENS**

- **TWO RECEPTION ROOMS**
- **IN NEED OF MODERNISATION**
- **GARAGE & OFF ROAD PARKING**
- **SOUGHT AFTER LOCATION**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three-bedroom semi-detached home offered with NO ONWARD CHAIN, this property presents an excellent opportunity for someone to put their own stamp on it. Set in a sought-after location, it enjoys generous gardens to both the front and rear, with the added benefit of not being overlooked at the back. Off-road parking for two vehicles and a single garage add to the everyday convenience.

Inside, the ground floor features a welcoming lounge, a separate dining room and a fitted kitchen, along with a useful downstairs toilet and store room. Upstairs, there are three good-sized bedrooms and a fitted bathroom. The home benefits from mainly upvc double glazing and gas-fired central heating.

The location is another strong feature. The property sits close to Bilton village, with its wide range of shops, cafés and everyday amenities, and is within comfortable walking distance of Rugby High School and Bilton School. Rugby town centre is easily reached, while Rugby Railway Station provides fast, mainline services to London Euston and Birmingham New Street—ideal for commuters.

A superb opportunity in a sought-after setting, offering convenience, potential and an excellent lifestyle environment.

Accommodation Comprises

Entry via obscure glazed upvc door into:

Entrance Porch

Red tiled floor. Timber obscure glazed door into:

Entrance Hallway

Stairs rising to first floor. Understairs cupboard with vinyl flooring, shelving, and frosted window to side. Further cupboard housing fuse box and electric meter. Wood flooring. Radiator. Doors off to lounge and dining room. Door to kitchen.

Lounge

15'1" x 10'6" (4.61m x 3.21m)

Upvc double glazed bay window to front aspect. Radiator. Wooden flooring.

Dining Room

11'9" x 9'10" (3.60m x 3.0m)

Upvc double glazed window to rear. Laminate flooring. Wooden feature chimney breast.

Kitchen

8'9" x 6'3" (2.68m x 1.91m)

Fitted with a range of high gloss base and wall mounted units. Roll top work surface space incorporating a stainless steel sink unit. Tiled splashbacks. Built in electric oven and four piece hob. Extractor hood. Space for a fridge. Upvc double glazed window to front aspect. Door to:

Lobby

Wood flooring. Access to garage, downstairs w.c. and outhouse. Upvc obscure glazed double glazed door to reare garden.

Downstairs W.C.

Low level w.c. Wood panelling to walls. Frosted window to side elevation.

Outhouse

Power and lighting. Vinyl flooring.

First Floor Landing

Upvc double glazed window to side. Access to loft space. Doors of to bedrooms and bathroom.

Bedroom One

15'1" x 9'9" (4.61m x 2.99m)

Upvc double glazed bay window to front aspect. Radiator.

Bedroom Two

11'9" x 7'7" (3.60m x 2.33m)

Upvc double glazed window to rear aspect. Radiator. Three cupboard one of which houses the combi boiler.

Bedroom Three

9'6" 6'3" (2.91m 1.91m)

Upvc double glazed window to front aspect. Radiator.

Bathroom

With suite to comprise; panelled bath with electric shower and rainfall shower head, pedestal wash hand basin, and low level w.c. Tiled walls. Wood laminate flooring. Upvc double glazed frosted window to rear elevation.

Front Garden

Mainly laid to lawn with a range of mature flowers and shrubs. Block paved driveway providing off road parking and leading to the garage. Gated access to rear garden. Wall to front.

Garage / Workshop

Power and lighting. Frosted window to side. Glazed window to side.

Rear Garden

The generous garden is mainly laid to lawn and backs onto allotments. Patio area. Outside tap. Pathway to front. Shed. Flowers, mature shrubs, and hedgerows to boundaries.

Agents Note

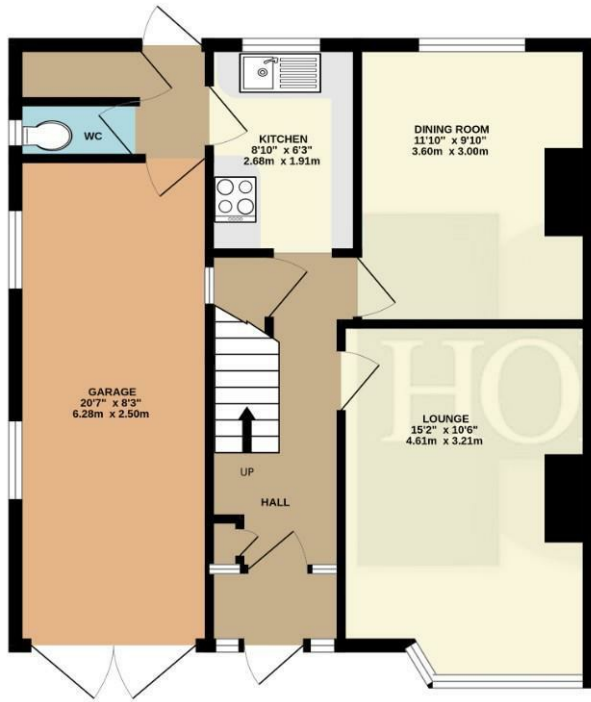
Council Tax Band: C

Energy Efficiency Rating: C

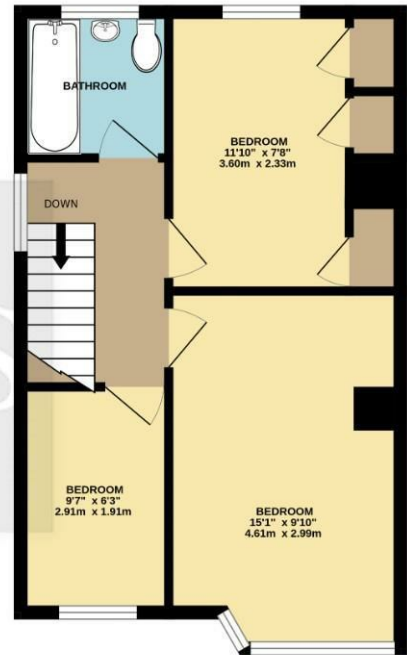




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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	69	75
(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.