# 9 Frobisher Road
# Bilton
# RUGBY
# CV22 7HU

## £255,000

- THREE BEDROOM
- DOWNSTAIRS W.C
- CORNER PLOT
- DETACHED GARAGE
- SEMI DETACHED
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING C

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A fantastic three bedroom semi detached home situated in the sought after residential area of Bilton, close to schooling for all ages and local amenities. This property is in need of some minor cosmetic refurbishment but has great potential for development as it sits on a good size corner plot. In brief the accommodation comprises, entrance hall, lounge, kitchen/dining room, cloakroom and conservatory to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits from double glazing and a new "Worcester" gas central heating boiler (Which has a 12 year guarantee). Externally there is an enclosed rear garden and a detached garage with power and light.

**Accommodation Comprises**
Entry via opaque part glazed front entrance door into:

**Entrance Lobby**
Further timber door with opaque glazed panel into:

**Entrance Hall**
Stairs rising to first floor landing. Understairs storage cupboard. Radiator. Connecting doors through to:

**Cloakroom / W.C.**
With low level w.c. and pedestal wash hand basin. Opaque window to side elevation.

**Lounge**
11'1" x 17'3" (3.38 x 5.26)
Two windows to front aspect. Two radiators. Brick built fireplace with electric fire. Coving to ceiling.

**Kitchen / Dining Room**
8'11" x 17'3" (2.73 x 5.26)

**Kitchen Area**
Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in double oven with gas hob and extractor canopy over. Space for an undercounter fridge. Space for am automatic washing machine. Coordinating part tiled walls.

**Dining Area**
Sliding patio doors to the rear aspect. Radiator.

**Conservatory**
6'2" x 9'8" (1.9 x 2.95)
Of brick and upvc construction. Timber part glazed door leading to garden.

**First Floor Landing**
Access to loft storage. Storage cupboard.

**Bedroom One**
11'1"x 17'3" (3.38x 5.26)
Two windows to front aspect. Two radiators. Coving to ceiling.

**Bedroom Two**
8'11"x 8'8" (2.73x 2.66)
Window to rear aspect. Radiator. Cupboard housing gas central heating boiler.

**Bedroom Three**
8'11" x 8'3" (2.73 x 2.54)
Window to rear aspect. Radiator.

**Bathroom**
With suite to comprise; panelled bath with electric shower over, vanity unit with inset wash hand basin, and low level w.c. Fully tiled walls. Radiator. Opaque window to front elevation.

**Front Garden**
This garden wraps around to the side of the property and is mainly laid to lawn. With areas laid to slate. Pathway to front entrance door.

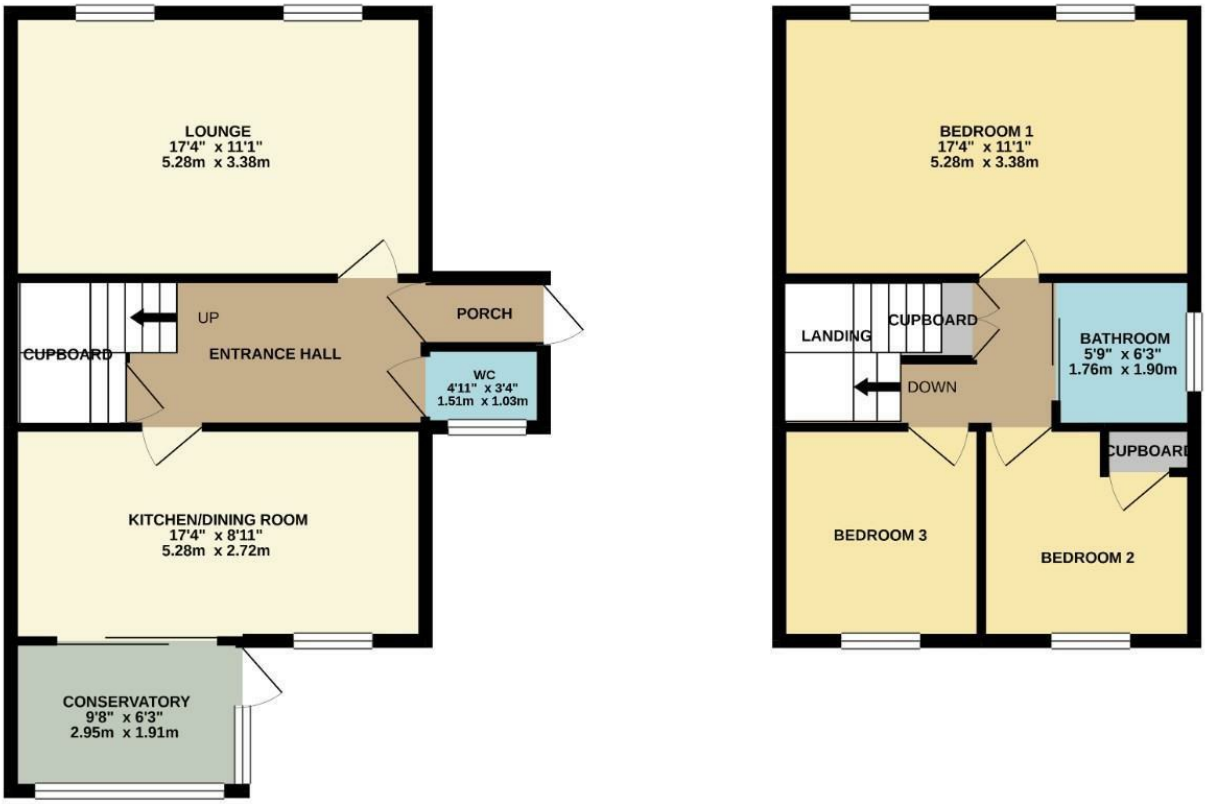
**Rear Garden**
Mainly laid to block paving with lawn area and a variety of shrubs and herbaceous border. Timber panel fencing to boundaries. Gated pedestrian access to rear. Access to garage. Summerhouse with electricity connected. Driveway providing off road parking for one vehicles leading to the detached garage.

**Detached Garage**
Of brick construction with metal up and over door. Pedestrian side door. Power and light connected.

**Agents Note**
Local Authority: Rugby
Council Tax Band: C
Energy Efficiency Rating: C

GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.




TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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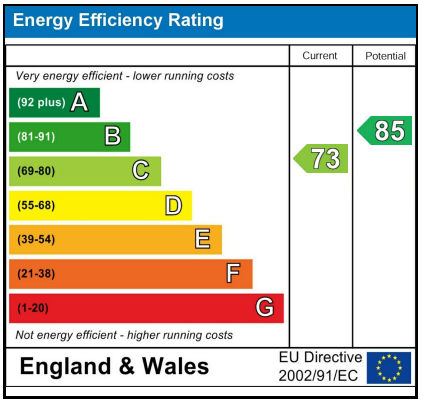


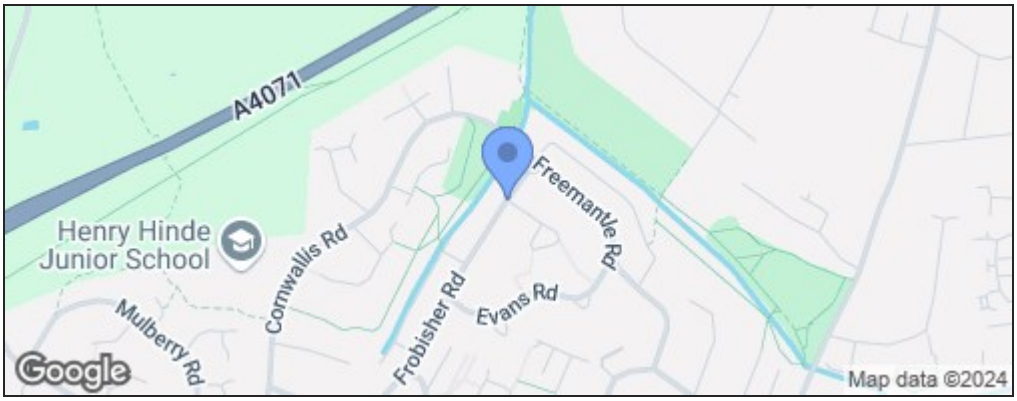


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