

**39 St. Annes Road  
Bilton  
RUGBY  
CV22 6DH**

**Guide Price £200,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **NO ONWARD CHAIN**
- **FIRST FLOOR SHOWER ROOM**

- **MID TERRACE HOME**
- **NEW ROOF**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*\* VIEWING DAY SATURDAY 13TH SEPTEMBER 9.30 UNTIL 13.00\*\*\* A three bedroom mid terrace located in a popular residential area, and offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a shower room. This property benefits from upvc double glazing, gas radiator central heating, and it has recently had a new roof. The property is situated in a residential area of Bilton and is ideally positioned within walking distance of excellent amenities and well-regarded schooling for all ages. There is easy access to the regions central motorway networks including the M1/M6 and M45, and is only a short five minute drive from Rugby train station which operates main line services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via upvc door into:

#### **Entrance Hallway**

Stairs rising to first floor. Radiator. Storage cupboard. Doors off to lounge, and dining room.

#### **Lounge**

15'1" x 10'6" (4.60m x 3.21m)

Two windows to rear. Radiator.

#### **Dining Room**

10'2" x 8'2" (3.11m x 2.50m)

Window to front. Radiator. Opening through to kitchen.

#### **Kitchen**

10'2" x 8'6" (3.11m x 2.60m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and dainer unit. Space for a free standing cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Window to rear. Door to rear.

#### **First Floor Landing**

Two windows to front. Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'7" x 9'10" (4.15m x 3.0m)

Window to rear. Built in wardrobe. Radiator.

#### **Bedroom Two**

10'10" x 10'2" (3.32m x 3.10m)

Window to rear. Radiator.

#### **Bedroom Three**

3.32m x 2.10m

Window to rear. Radiator.

#### **Shower Room**

With suite to comprise; walk in double shower, pedestal wash hand basin, and low level w.c. Airing cupboard. Cupboard housing wall mounted boiler. Window to front elevation.

#### **Front Garden**

Pathway to entrance door with hand rails to both sides. Gravelled to both sides. Hedge to front.

**Rear Garden**

Mainly laid to lawn with trees and shrubs to side and rear. Patio area. Outside w.c. Storage area. Timber and wire fencing to boundaries.

**Agents Note**

Council Tax Band: B

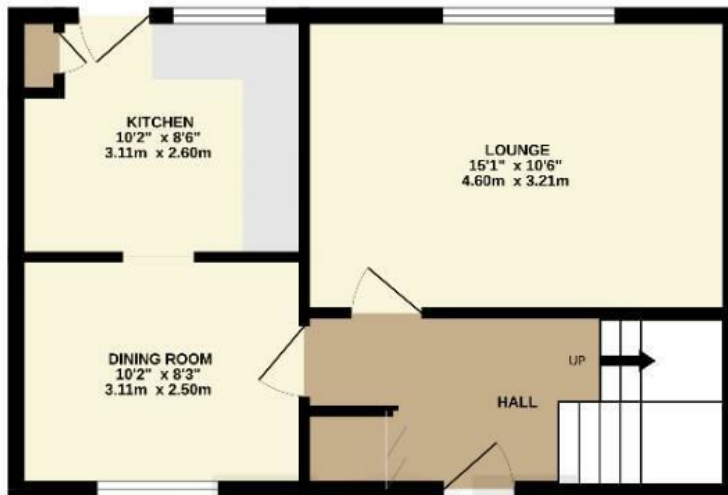
Energy Efficiency Rating: C



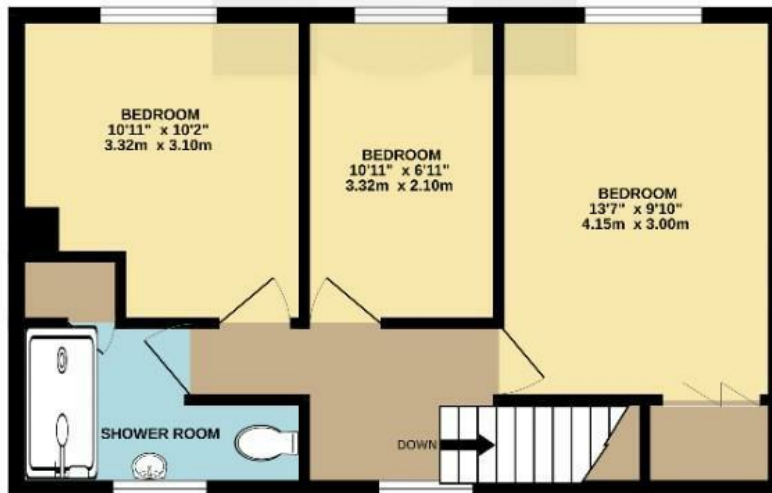




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



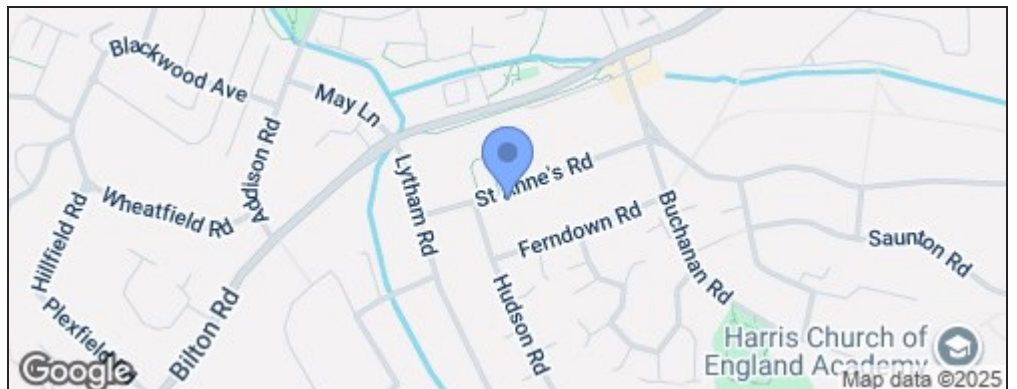
1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(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.