15 Orchard Way
Bilton
RUGBY
CV22 7PS

Guide Price £210,000

- TWO BEDROOM
- UPVC DOUBLE GLAZING
- RECENTLY REFITTED KITCHEN
- OFF ROAD PARKING
- NO ONWARD CHAIN
- SEMI DETACHED BUNGALOW
- GAS RADIATOR CENTRAL HEATING
- APPROX. 100FT GARDEN
- POTENTIAL FOR EXTENSION
- ENERGY EFFICIENCY RATING D

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

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A TWO bedroom semi detached bungalow situated in the highly desirable location of Bilton. The bungalow occupies a generous plot and offers excellent scope for further development and improvements. (subject to the usual planning permissions). THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN.
In brief, the accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and a bathroom. The property benefits from upvc windows and gas central heating throughout. The kitchen has recently been refitted and rewired and a new boiler installed. Externally, there is off road parking for several vehicles, and a large, private rear garden.
Located in a quiet residential street in a highly sought after part of Bilton close to the village with it's excellent amenities to include; churches, two supermarkets, a chemist, a doctor's surgery, a post office, takeaways, and two well regarded public houses. The property is ideally located for easy access to Rugby, Leamington Spa and Coventry with Rugby train station just a short drive away operating mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via obscure double glazed door into:

Hallway
Radiator. Access to loft space. Doors off to bedrooms, lounge, kitchen, and bathroom.

Lounge
14'10" x 9'10" (4.54m x 3.00m)
Window to front aspect. Radiator. Coving to ceiling.

Kitchen
9'10" 7'10" (3.01m 2.40m)
Recently refitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit. Built in oven with gas hob. Built in fridge. Built in washing machine. Ceramic tiled floor. Bay window to rear. Obscure double glazed door to side.

Bedroom One
10'6" x 9'10" (3.21m x 3.00m)
Window overlooking rear garden. Radiator. Coving to ceiling.

Bedroom Two
7'10" x 7'10" (2.40m x 2.40m)
Window to front aspect. Radiator. Coving to ceiling. Wardrobe space.

Bathroom
Bath with part tiled wall, pedestal wash hand basin and low level w.c. Radiator. Obscure window to side aspect.

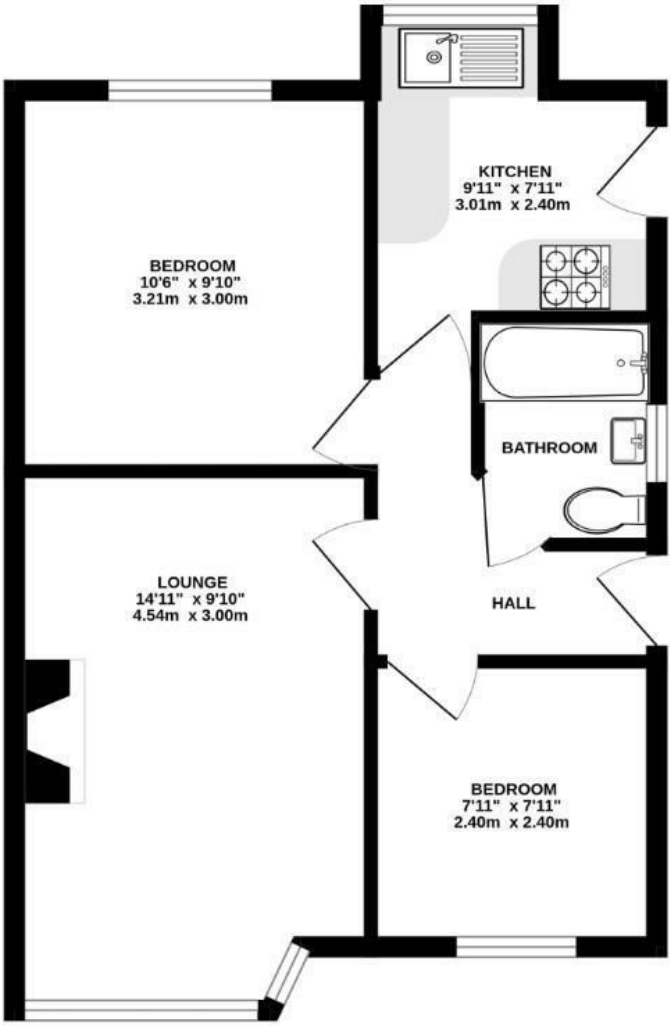
Front Garden
Mainly laid to block paving providing off road parking for several vehicles. Range of mature plants, shrubs and trees. Pathway to rear garden.

Rear Garden
Approximately 100ft long and not overlooked to the rear. Mainly laid to lawn with a range of mature plants, shrubs and trees. Three sheds. Three greenhouses. Enclosed by timber fencing. Gated pedestrian access.

Agents Note
Local Authority: Rugby

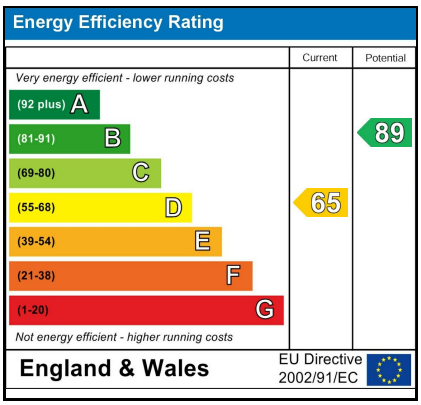
Council Tax Band: B
Energy Efficiency Rating: D

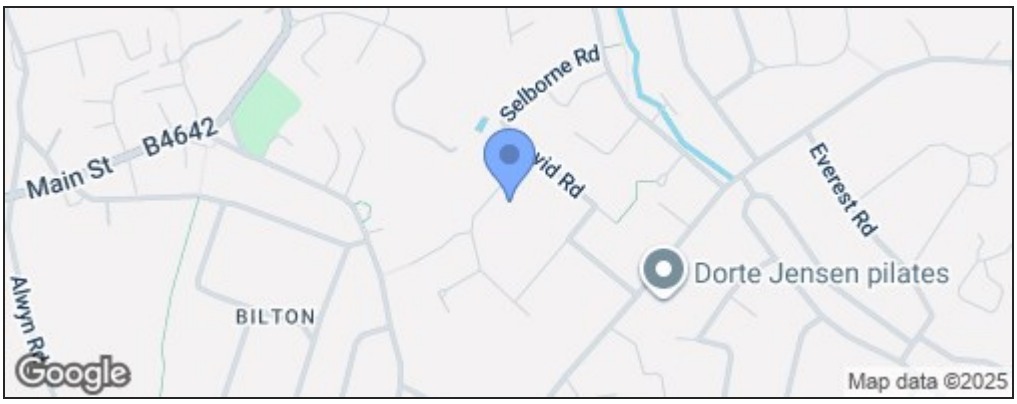
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.

Made with Metropix ©2024





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.