26 Barrington Road

RUGBY
CV22 7HP

Guide Price £235,000









- THREE BEDROOM SEMI DETACHED
- FITTED KITCHEN
- SEPERATE UPSTAIRS W/C
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- SPACIOUS LOUNGE
- UPSTAIRS FAMILY BTHROOM
- WARM AIR CENTRAL HEATING
- OFF ROAD PARKING & INTEGRAL GARAGE
- ENERGY EFFICIENCY RATING D

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No Onward Chain. A three bedroom semi detached home set in a popular part of Bilton, offering a practical layout and a convenient position close to village amenities and well regarded schools.

The ground floor includes an entrance hall leading to a spacious lounge diner and a fitted kitchen. Upstairs, there is a bathroom with a separate w.c. The property has upvc double glazing throughout, warm air heating on the ground floor and electric heaters on the first floor.

Outside, there is off road parking for three vehicles, a garage and an enclosed rear garden.

The location is another strong advantage. Positioned close to Bilton village with its wide range of shops and everyday facilities, the home is within walking distance of Rugby High School and Bilton School. Rugby town centre is easily reached, and Rugby Railway Station provides fast mainline services to London Euston and Birmingham New Street, making this an appealing choice for commuters as well as families.

Accommodation Comprises
Entry via upvc entrance door with obscure double glazed panel into:

Entrance Hall
Dog leg staircase rising to first floor. Understairs storage cupboard. Warm air vent. Doors off to lounge/dining room and kitchen.

Lounge / Dining Room
17'7" x 10'9" (5.38m x 3.28m)
Double glazed sliding patio door to rear. Obscure double glazed door to rear. Warm air vents. Television point. Heating thermostat. Coving to ceiling.

Kitchen
14'6" x 6'3" (4.42m x 1.91m)
Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in oven and ceramic hob. Space and plumbing for a washing machine. Space for a fridge/freezer. Boiler for warm air system. Warm air vents. Double glazed window to front. Obscure double glazed door to side.

First Floor Landing
Access to loft space. Airing cupboard with hot water tank. Doors off to bedrooms, bathroom, and w.c.

Bedroom One
11'3" x 11'1" (3.43m x 3.38m)
Double glazed window to rear. Electric radiator.

Bedroom Two
11'6" x 8'7" (3.53m x 2.64m)
Double glazed window to front. Electric radiator.

Bedroom Three
11'1" x 6'5" (3.38m x 1.98m)
Double glazed window to rear. Electric radiator.

Bathroom
With suite to comprise; panelled bath with electric shower over and wall mounted wash hand basin. Tiled walls. Obscure double glazed window to side. Tiled walls. Chrome radiator.

Separate W.C.
Low flush W.C. Obscure double glazed window to side.

Front Garden
Area laid to grave. Pathway to entrance. Driveway providing off road parking and leading to garage. Access to rear garden.

Garage
With up and over style door.

Rear Garden
Mainly laid to lawn with timber decking. Range of mature plants, shrubs and trees. Enclosed by timber fencing and brick wall. Gated side pedestrian access.

Agents Note
Council Tax Band: B
Energy Efficiency Rating: D




FIRE
BLANKET







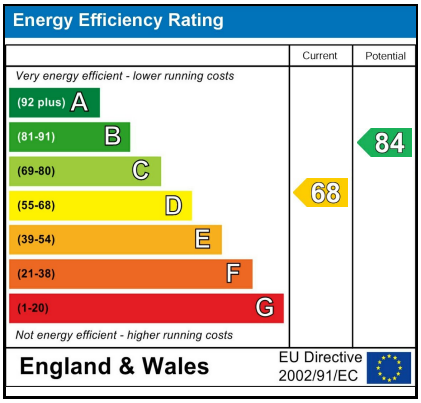


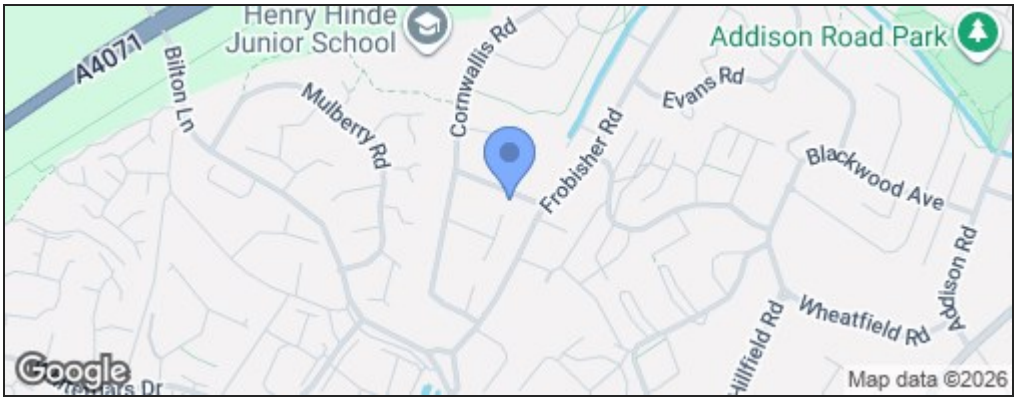












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