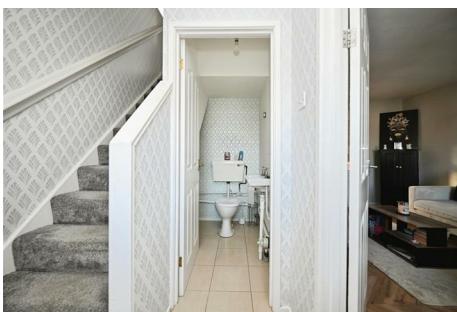




BM.



51 Hardy Close Bilton, Rugby, CV22 7JA

A home designed around MODERN FAMILY LIFE, effortless ENTERTAINING and everyday CONVENIENCE – set within one of Bilton's most desirable residential pockets, with NO ONWARD CHAIN.

From the moment you step inside, it's clear this property has been thoughtfully improved and beautifully cared for. A welcoming entrance hall sets the tone, complete with a ground-floor WC and practical utility area – ideal for busy households and modern living.

The heart of the home is the superb open-plan living space. A generous through lounge flows seamlessly into a refitted kitchen-diner via double doors, creating a stylish L-shaped layout that works perfectly for family life, entertaining friends or hosting larger gatherings. Whether it's relaxed evenings, weekend dinners or celebrations, this space has been designed to bring people together.

Guide price £260,000

51 Hardy Close

Bilton, Rugby, CV22 7JA



- Very Well Presented Semi Detached Property
- NO ONWARD CHAIN
- Refitted Kitchen/Diner
- Enclosed Garden & Garage For Off Road Parking
- Ideal First Time/ Investment/ Family Purchase
- Entrance Hall & Ground Floor WC
- Conservatory
- Three Generous Bedrooms
- Through Lounge With Double Doors
- Refitted Stylish Family Bathroom

Entrance Hall

5'6" x 5'2" (1.68 x 1.59)

Bedroom Two

12'5" x 7'6" (3.81 x 2.31)

Guest WC

5'2" x 4'11" (1.59 x 1.50)

Bedroom Three

9'6" x 7'4" (2.90 x 2.24)

Lounge

15'8" x 9'6" (4.78 x 2.92)

Kitchen/Diner

12'0" x 15'6" (3.68 x 4.73)

Conservatory

9'3" x 7'9" (2.82 x 2.38)

Family Bathroom

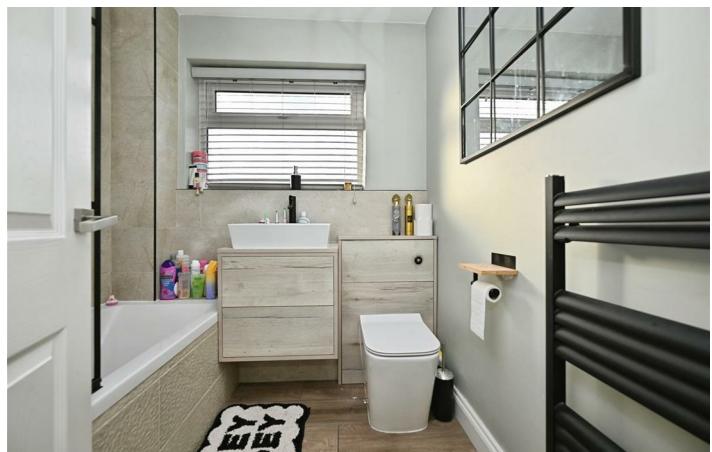
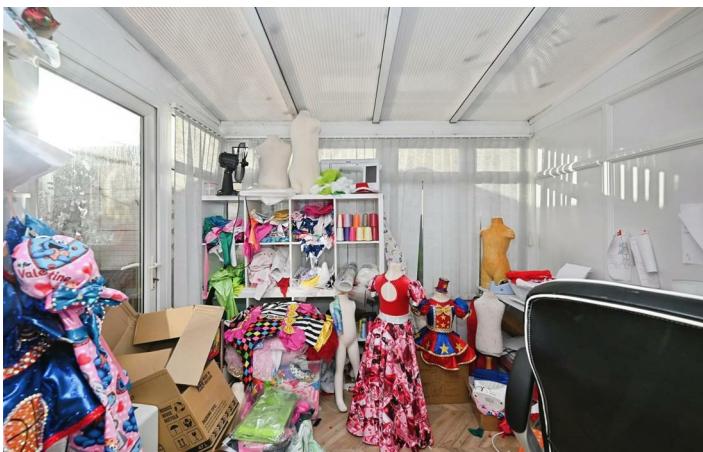
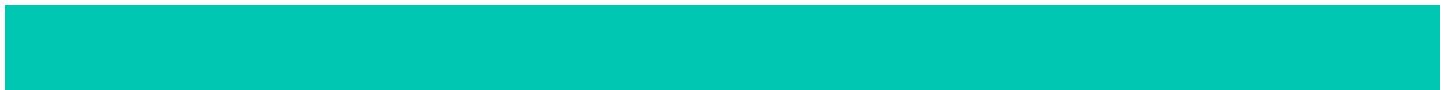
5'10" x 5'9" (1.79 x 1.77)

Bedroom One

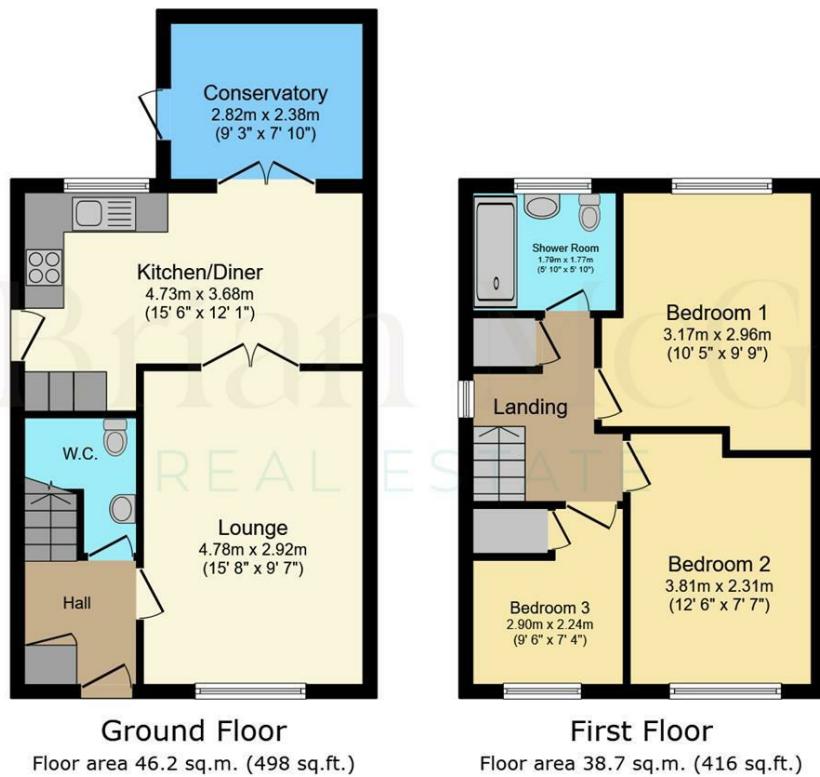
10'4" x 9'8" (3.17 x 2.96)



Directions



Floor Plan



Total floor area: 84.9 sq.m. (914 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	