







97 Frobisher Road

, Rugby, CV22 7JE

COMFORT, CONVENIENCE & YOUR OWN OUTDOOR SPACE — This inviting two-bedroom ground-floor maisonette occupies a sought-after position in Bilton, Rugby, with a rear garden area and a garage in a block to the rear.

An excellent choice for first-time buyers, singles, couples or those looking to downsize, the property combines manageable accommodation with everyday amenities close at hand.

An entrance hall leads to a modern fitted kitchen and a generous lounge/diner, where a large front window draws in natural light, creating a welcoming setting for relaxing and dining.

The spacious principal bedroom offers comfortable double accommodation, while bedroom two is a good-sized single, equally suited to use as a guest room or home office. A modern fitted bathroom completes the interior.

Guide price £145,000

97 Frobisher Road

, Rugby, CV22 7JE

2 null null D

- Two-bedroom ground-floor maisonette in sought-after Bilton
- Spacious principal double bedroom and good-sized single bedroom
- Garage in a rear block with a brand-new, asbestos-free roof
- Close to shops, amenities and motorway links; approximately ten minutes' drive to Rugby station
- Generous lounge/diner with a large front window
- Modern fitted bathroom
- Double glazing and electric central heating; gas connection available
- Modern fitted kitchen
- Rear garden area with seated patio, small lawn and storage shed
- Approximately 86 years remaining on the lease

Entrance Hall

10'4" x 2'5" (3.15 x 0.76)

Kitchen

11'6" x 6'4" (3.52 x 1.94)

Lounge/Diner

17'11" x 10'0" (5.47 x 3.06)

Bathroom

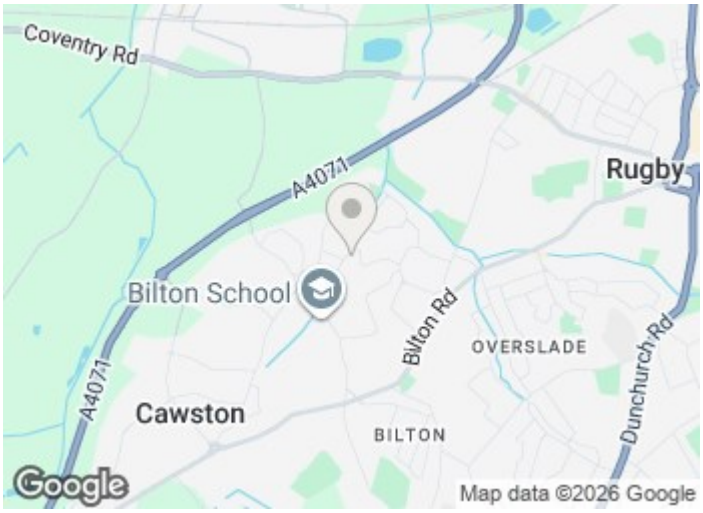
6'8" x 5'1" (2.04 x 1.57)

Bedroom One

10'4" x 10'0" (3.15 x 3.06)

Bedroom Two

9'10" x 6'4" (3.01 x 1.94)



Directions









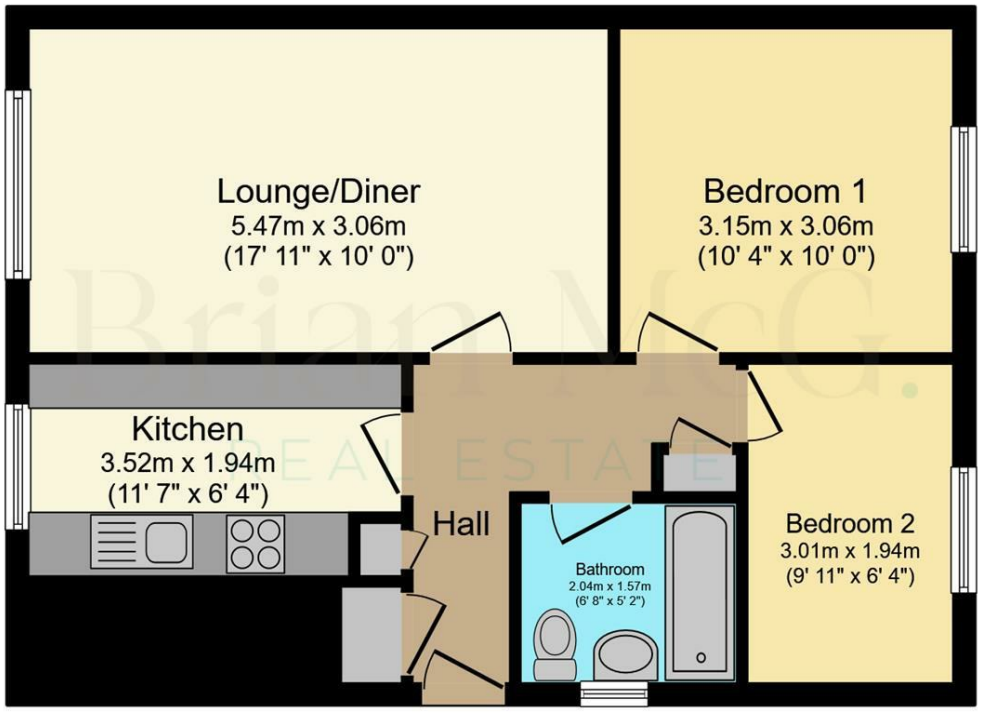








Floor Plan

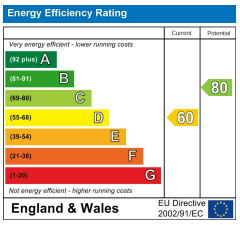


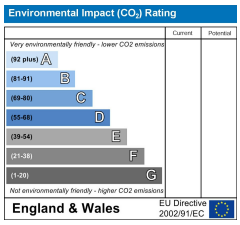
Floor Plan

Total floor area: 53.8 sq.m. (579 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.





Office 205, Eastlands Court Business Centre, St.Peters Road, Rugby, Warwickshire, CV21 3QP
Tel: 03303 904160 Email: info@brianmcg.co.uk https://www.brianmcg.co.uk