



Bilton Road, Rugby, Warwickshire
Guide Price £299,950



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Crowhurst Gale are very pleased to market this lovely three bedroom semi-detached house in the highly sought after Bilton Road of Rugby. Briefly comprising : Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast, Three well proportioned bedrooms and a family Bathroom to the first floor. Outside there is a garden to the front and rear of the property, a garage and driveway for parking.

Entrance Hall

The property is accessed from under a covered storm porch through a wooden front door, with leaded glass and leaded glazed windows either side, which opens into the entrance hall, with stairs rising to the first floor, a useful under stairs storage cupboard, and doors leading to the ground floor accommodation.

Sitting Room 14'2" into bay x 11'10" (4.32 into bay x 3.62)

The sitting room is located to the front aspect which benefits from a bay window, wood effect flooring and a gas fire with wooden surround and marble hearth, which provides a focal point to the room.

Dining Room 12'4" x 10'11" (3.78 x 3.33)

The dining room has a continuation of the wood effect flooring and is located to the rear of the property with a glazed door, with windows either side, providing views over and access to the rear garden.



Kitchen/Breakfast Room 17'7" x 6'11" min 8'0" max (5.36 x 2.11 min 2.45 max)

The kitchen/breakfast room, also located to the rear, benefits from dual aspect windows, with one to the side and the other to the rear, which overlooks the garden. The kitchen is fitted with a range of beech effect base and eye level units with a complementary worktop over. Fitted appliances include a range master style cooker, with integrated appliances including a dishwasher and fridge. There is also further space and plumbing for a washing machine and tumble dryer. A door to the side provides access to the outside.

First Floor Landing

The first floor landing has doors leading to the three bedrooms and family bathroom. Access to loft space.

Bedroom One 14'6" x 11'10" (4.42 x 3.63)

Double glazed window to the front aspect. Radiator.

Bedroom Two 12'5" x 11'0" (3.79 x 3.37)

Double glazed window to rear. Cupboard housing the gas central heating boiler.

Bedroom Three 6'11" x 8'11" (2.13 x 2.73)

Double glazed window to rear. Radiator.

Bathroom

The family bathroom is fully tiled and is fitted with a modern suite comprising of a low-level flush WC and wash hand basin inset into a vanity unit, with cupboard beneath, and a panelled bath with glass shower screen and shower over.

Outside

To the front of the property, there is a tarmac driveway which provides off-road parking for up to two vehicles and access to a wooden built single garage/workshop, with double opening doors and light and power connected. The front of the property is enclosed by a low level brick wall with hedging and has a fore garden laid to lawn with mature planting. Steps lead up to and provide access to the front door. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn. There is a paved patio and a decked area to the side of the property which provide ideal spaces for seating and outdoor dining. A low level brick wall encloses the raised garden which is mainly laid to lawn with borders planted with a variety of shrubs, herbaceous plants and a tree to the rear.

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.



Mortgage Services

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

Tax Band: C

Tenure

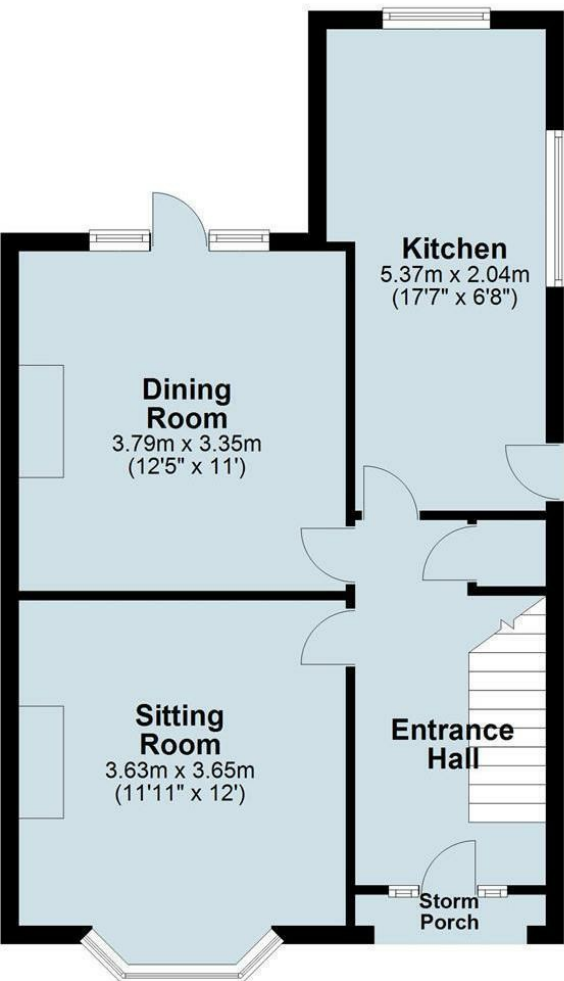
Freehold

Viewing

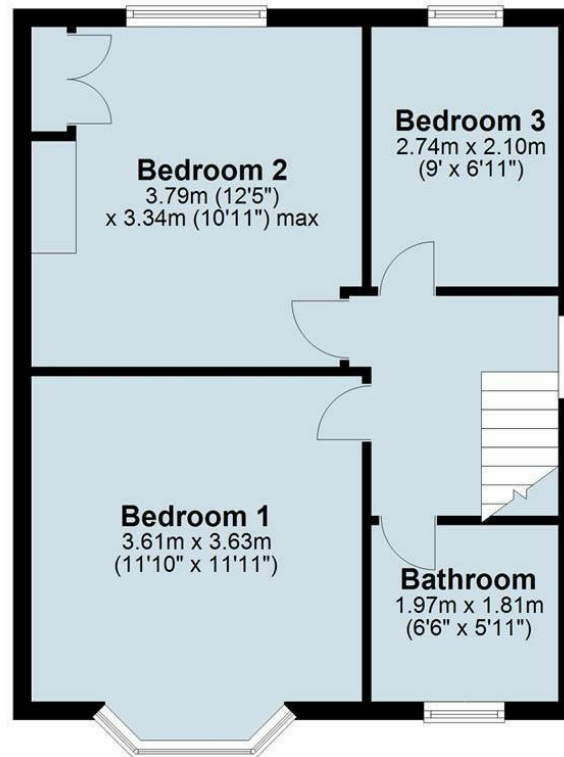
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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	83

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	

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