Hillfield Road, Bilton, Rugby
£295,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this extended semi detached property in the popular area of Bilton. In brief the property comprises: entrance hall, lounge, extended open plan kitchen/diner/living room to the ground floor. Three bedrooms and family bathroom to the first floor. Further benefits include: double glazing, gas central heating, large rear garden a garage and off road parking.

Front Garden
Small front garden with parking area.

Entrance Hall
Stairs to first floor. Doors to:

Lounge 13'11" x 11'1" (4.25 x 3.39)
Bay window to front aspect.

Living/Kitchen/Dining Room
Open plan

Living Area 10'9" x 12'6" (3.28 x 3.83)
Cast iron fireplace with wooden surround. Through-fare into:

Kitchen/Dining Area 12'11" x 16'2" (3.96 x 4.95)
Fitted kitchen with storage and worktop surfaces. Window to rear aspect.

Utility Area 9'8" x 6'0" (2.96 x 1.84)
Plumbing for washing machine and

First Floor Landing
Doors to:

Bedroom One 14'0" x 10'1" (4.27 x 3.08)
Bay window to front aspect. Built in wardrobes.

Bedroom Two 12'6" x 9'7" (3.82 x 2.93)
Window to rear aspect. Built in wardrobe.

Bedroom Three 6'5" x 9'5" (1.98 x 2.88)
Window to rear aspect.

Bathroom
Panelled bath with shower fitted over. WC and washbasin. Window to front aspect.

Rear Garden
Good size rear garden which is mainly laid to lawn.

Garage
Single garage

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.

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for 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.

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.

Tax Band
Tax Band: C

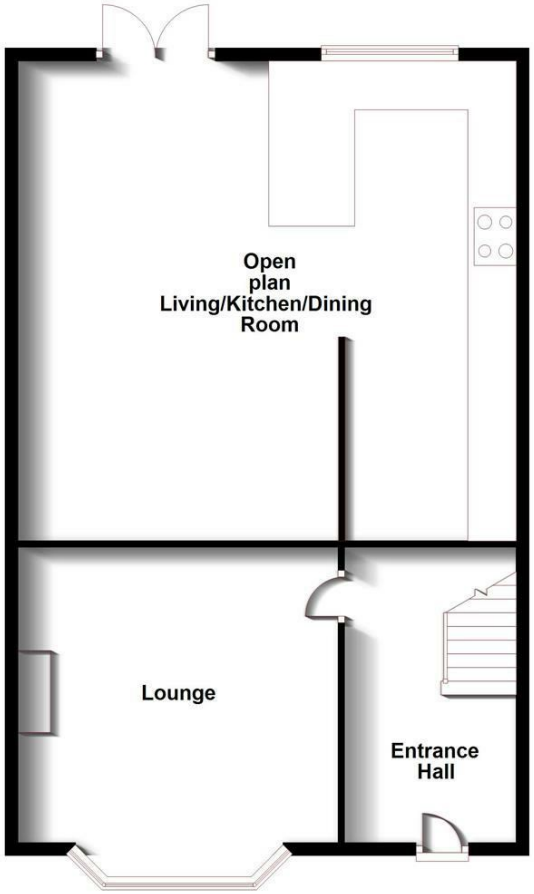
Local Authority
Rugby Borough Council

Tenure
Freehold

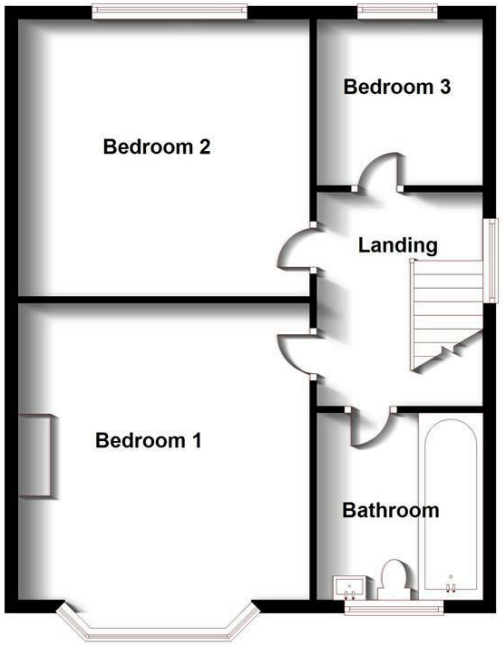
Viewing

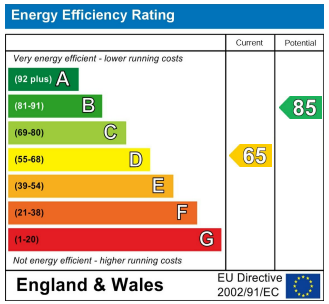
By appointment only through Crowhurst Gale Estate Agents
01788 522266

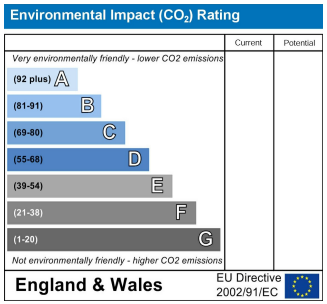
Ground Floor



First Floor







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