



Bilton Road, Rugby, Warwickshire
Guide Price £599,000



Bilton Road, Rugby, Warwickshire

Crowhurst Gale Estate Agents are delighted to offer for sale this extended four bedroom detached family home conveniently located for Rugby town centre. This 1920's property has a generous plot with plenty of parking leading to a single garage and a large rear garden. The property briefly comprises: Entrance Hall, Lounge, Dining Room, Snug/Office, Kitchen and Guest WC. The first floor has Four Well Proportioned Bedrooms and a Bathroom. The property is conveniently located for all town centre amenities to include shops and stores, supermarkets, public houses, hot food take away outlets, cafes/restaurants and recreational facilities. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy commuter access to the M1, M6, A5, and A14 road and motorway networks.

Entrance Hall

Stairs to first floor. Door to:

Dining Room 14'9" x 11'8" (4.50 x 3.57)

Bay window to front.

Lounge 21'4" x 15'5" (6.51 x 4.71)

Patio doors to the rear garden and patio area.

Kitchen 12'10" x 9'3" (3.92 x 2.83)

Fitted kitchen with storage units and drawers, worktop surfaces. Built in appliances. Window to side aspect.

Inner Lobby

Door leading outside. Doors to:

Ground Floor WC

WC and washbasin.

Snug/ Home Office 15'1" x 7'10" min 12'5" max (4.61 x 2.40 min 3.81 max)

Window to rear aspect.



First Floor Landing

Doors leading to:

Bedroom One 13'4" x 11'0" (4.07 x 3.36)

Window to the rear aspect. Fitted wardrobes

Bedroom Two 14'6" x 11'9" (4.44 x 3.60)

Bedrom Three 8'8" x 11'1" (2.65 x 3.40)

Bedroom Four 12'11" x 6'3" (3.95 x 1.93)

Window to side aspect. Door leading to Laundry Room 3.33 x 1.38.
(window to side aspect).

Bathroom 5'7" x 8'11" (1.71 x 2.73)

Rear Garden

A large rear garden which is mainly laid to lawn with a patio area.

Utility Room (External To The Property) 6'0" x 10'1" (1.85 x 3.09)

Built to the rear of the garage, the utility room has plumbing for a washing machine, space for further appliances and a window to the rear.

Garage 18'11" x 9'11" (5.77 x 3.04)

Power and light connected.

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 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.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: E

Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

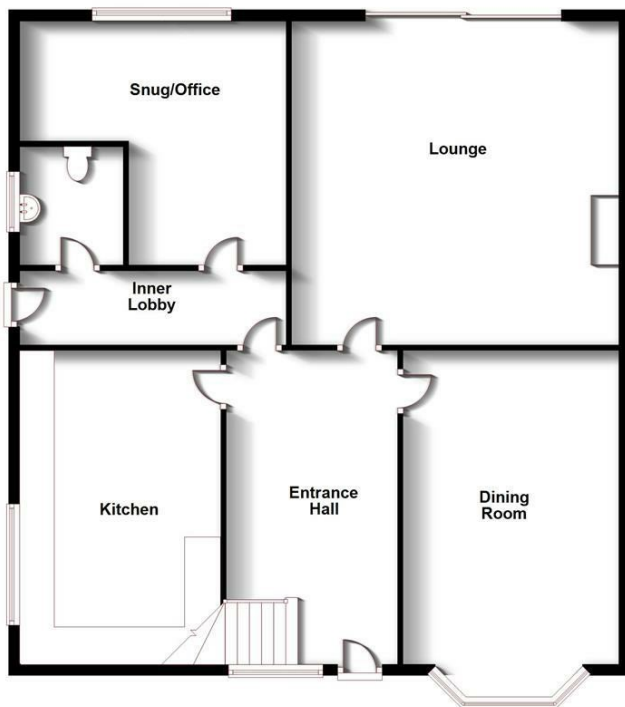
AGENTS NOTES



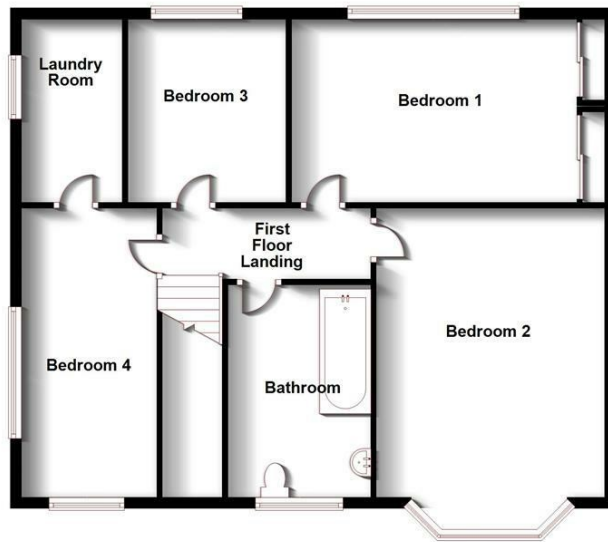
We are required under the Estate Agents Act 1979, and the provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a director of Crowhurst Gale Estate Agents and is therefore a 'connected person' as defined by that Act.



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	80

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	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
 Tel: 01788 522 266
 property@crowhurst-gale.co.uk
 www.crowhurst-gale.co.uk

