



**Evans Road, Bilton, Rugby**  
**Offers Over £95,000**



# Evans Road, Bilton, Rugby

Crowhurst Gale Estate Agents present to market this first floor maisonette with an EXTENDED LEASE. The maisonette is located in the popular area of Bilton, convenient for a range of local amenities to include a parade of shops and stores. In brief the property comprises: entrance hall, lounge/diner, two bedrooms, shower room and kitchen. The property benefits from double glazing, gas central heating and its own rear garden.

## Frontage

Paved steps leading to entrance. Access to rear garden via timber gate. Outside tap.

## Entrance Hall

Enter via part glazed wooden door. Stairs rising to the first floor.

## First Floor Landing

Double glazed window to side aspect. Access to loft space. Doors to:

## Lounge/Diner 14'6" x 9'10" (4.44m x 3.00m )

Double glazed window to front aspect. Radiator, T.V and telephone point.



**Kitchen 8'2" x 7'6" (2.50m x 2.30m )**

Double glazed window to the rear aspect. A range of eye and base level units, work top surfaces, inset stainless steel sink with drainer. Space for cooker and fridge/freezer. Tiled splash backs. Ceiling spotlights. Door to cupboard housing gas combi boiler, space and plumbing for washing machine.

**Bedroom One 14'10" x 10'9" (4.54m x 3.30m )**

Double glazed window to the rear aspect, radiator.

**Bedroom Two 11'1" x 5'7" widening 8'9" (3.38m x 1.72m widening 2.69m)**

Double glazed window to front and side aspect, radiator.

**Shower Room 6'4" x 4'7" (1.95m x 1.41m )**

Double glazed obscure window to the side aspect. A part tiled suite comprising: fully tiled shower cubicle. Low level w.c, wash hand basin. Tiled flooring, extractor.

**Rear Garden**

Enclosed rear garden mainly laid to lawn.

**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 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.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: A

**Tenure**

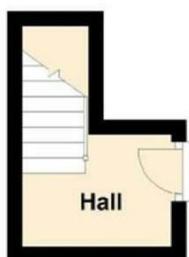
Leasehold  
132 Years remaining on the lease  
£100 Per year Ground Rent

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Directions For Sat Nav**

Directions For Sat Nav: CV22 7HT



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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

