



**Prior Park Road, Bilton, Rugby**  
**£41,250**



# Prior Park Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this 25% shared ownership property in the sought after area of Bilton. In brief the property comprises: entrance hall, kitchen, lounge/diner, cloakroom to the ground floor. Two bedrooms and family bathroom to the first floor. Further benefits include gas central heating, Upvc double glazing, rear garden and off road parking.

Follow the link below to find out more about shared ownership properties with Orbit Homes;

[www.orbithomes.org.uk/ways-to-buy/shared-ownership/](http://www.orbithomes.org.uk/ways-to-buy/shared-ownership/)

## Frontage

Decorative stone chippings with various plants and shrubs. Off road parking to side with timber gate into rear garden.

## Entrance Hall

Enter via front door. Stairs rising to first floor. Radiator. Doors to:

## Cloakroom

Upvc obscure double glazed window to front aspect. Low flush W.C, wash hand basin, radiator, extractor fan.

## Kitchen 10'5" x 7'7" (3.20m x 2.33m )

Upvc double glazed window to front aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back area. Built in four ring gas hob with electric assisted oven below and extractor over. Space and plumbing for washing machine, space for fridge/freezer.



**Lounge/Diner 16'8" max x 14'8" max (5.10m max x 4.49m max)**

Upvc double glazed french doors onto rear garden, further Upvc double glazed window to rear aspect. T.V aerial point. Two radiators. Door to under stairs storage cupboard.

**First Floor Landing**

Access to loft space. Cupboard housing combi boiler. Doors to:

**Bedroom One 14'9" x 10'7" (4.51m x 3.23)**

Two Upvc double glazed windows to front aspect. Radiator. Door to storage cupboard.

**Bedroom Two 14'8" max x 10'11" max (4.49m max x 3.34m max)**

Two Upvc double glazed windows to rear aspect. Radiator.

**Bathroom**

Part tiled suite comprising: panelled bath with electric fitted shower over. Low flush W.C, wash hand basin. Radiator.

**Rear Garden**

Paved patio area with the remainder artificial lawn. Garden shed. Timber pedestrian gate giving access to frontage.

**Agents Notes**

25% shared ownership.

£280 per calendar month payable on the remainder 75% to Orbit Housing.

**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.

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**Local Authority**

Rugby Borough Council



**Tax Band**  
Tax Band: C

**Tenure**  
Freehold

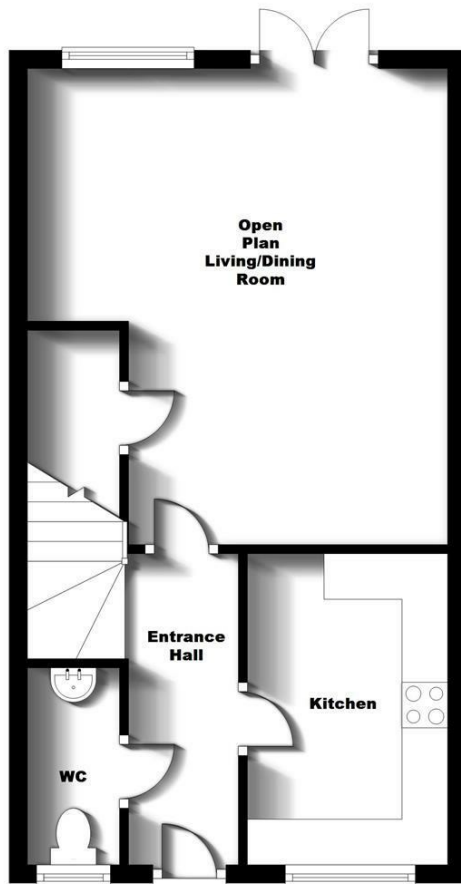
**Directions For Sat Nav**  
Directions For Sat Nav: CV22 7GA

**Viewing**

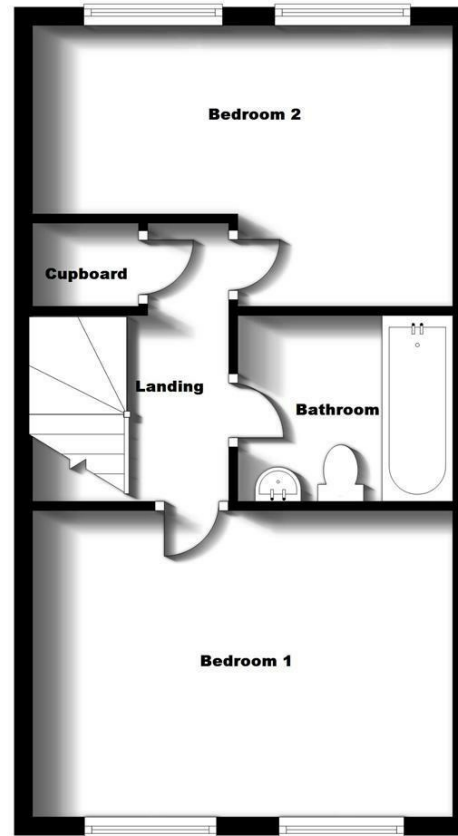
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**Ground Floor**



**First Floor**



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	

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