



**Blackwood Avenue, Bilton, Rugby**  
**Offers over £200,000**



**crowhurst  
gale**  
**FOR SALE**  
**01788 522**  
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# Blackwood Avenue, Bilton, Rugby

Crowhurst Gale Estate Agents present to market this semi detached property located in Bilton, Rugby. Ideally situated for local amenities, schooling for all ages and all major road links. In brief the property comprises: entrance hall, lounge, dining room and an extended kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits from Upvc double glazing, gas central heating, rear garden, garage and off road parking to the front. The property is in need of modernisation and is offered with no chain.

## Frontage

Off road parking to the front. Access to the garage and rear garden.

## Entrance Hall

Enter via Upvc double glazed door with windows to either side. Stairs rising to the first floor, radiator. Doors to:

## Lounge 13'2" x 11'6" (4.02m x 3.51m )

Upvc double glazed window to the front aspect, radiator. Gas fire.

## Dining Room 11'6" x 10'0" (3.51m x 3.07m)

Upvc double glazed sliding patio doors onto the rear garden, radiator.

## Kitchen 12'8" x 6'10" (3.87m x 2.10m)

Upvc double glazed window to the rear aspect. Upvc double glazed door to the side. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted four ring hob with extractor over. Space and plumbing for a washing machine. Space for fridge/freezer. Radiator, tiled flooring.



### First Floor Landing

Upvc double glazed window to the side aspect. Access to loft space. Door to cupboard housing the gas combi boiler. Doors to:

### Bedroom One 13'3" x 9'4" (4.06m x 2.86m )

Upvc double glazed window to the front aspect, radiator. Fitted wardrobes.

### Bedroom Two 11'6" x 10'9" (3.51m x 3.28m )

Upvc double glazed window the rear aspect, radiator. Fitted wardrobes.

### Bedroom Three 10'5" x 6'2" (3.18m x 1.89m )

Upvc double glazed window to the front aspect, radiator. Door to cupboard.

### Bathroom 6'5" x 5'8" (1.96m x 1.73m )

Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: bath with shower attachment, low level w.c wash hand basin, radiator.

### Rear Garden

Enclosed rear garden. Access to the garage. Mainly laid to lawn.

### Garage

Up and over door.

### 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

C

### Tenure

Freehold

### Directions For Sat Nav

CV22 7ES

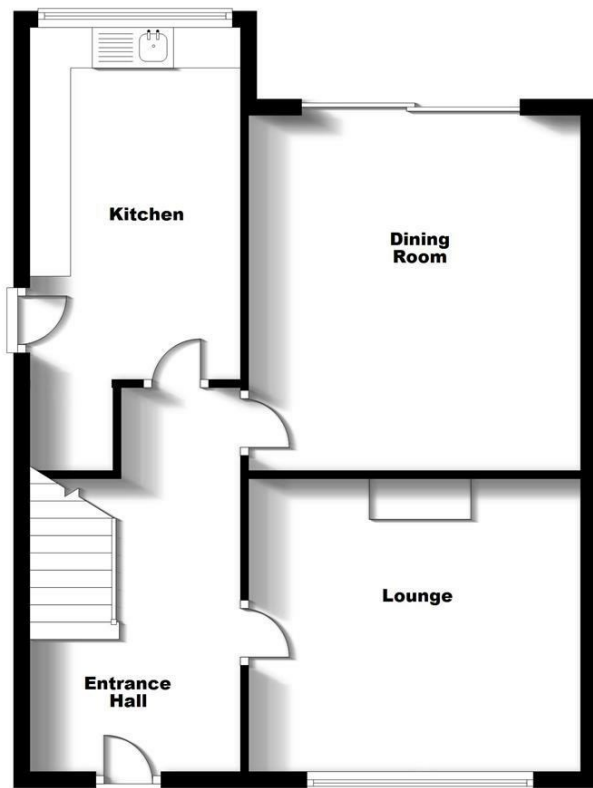
### Viewing



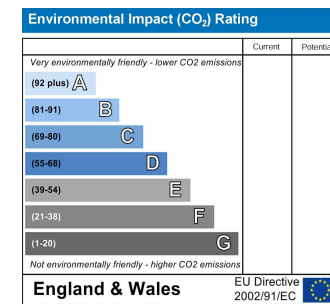
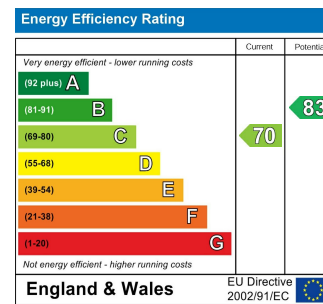
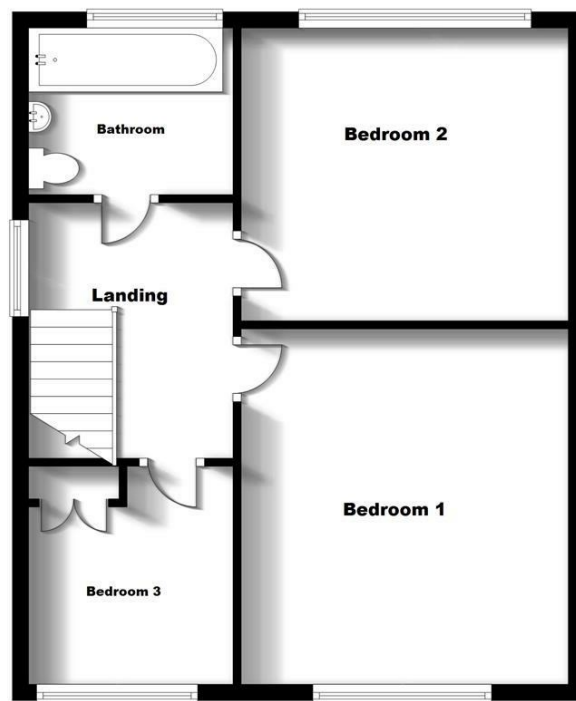
By appointment only through Crowhurst Gale Estate Agents 01788 522266



**Ground Floor**



**First Floor**



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