



Troubridge Walk, Bilton, Rugby
£215,000



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Crowhurst Gale Estate Agents are pleased to present to market this modern and well presented semi detached property in the sought after location of Bilton, situated within easy access of local amenities and schooling for all ages. In brief the property comprises: entrance hall, lounge, kitchen/diner and cloakroom to the ground floor. To the first floor there are three bedrooms and a refitted bathroom. The property further benefits from Upvc double glazing, gas central heating, front and rear gardens, garage and off road parking to the rear.

Frontage

Lawn with path leading to rear garden via side timber gate.

Entrance Hall

Enter via Upvc part double glazed door. Upvc double glazed window to the side aspect. Stairs rising to the first floor. Radiator, door to cupboard. Door to:

Cloakroom

Upvc obscure double glazed window to side aspect, low level w.c. and pedestal wash hand basin.

Lounge 15'10" x 9'10" (4.85m x 3.00m)

Upvc double glazed window to the front aspect, radiator. Opening into:



Kitchen/Diner 15'8" x 11'6" max (4.80m x 3.51m max)

Upvc sliding patio doors into the rear garden. Upvc double glazed window to the rear and Upvc obscure double glazed door to side. A range of eye and base level units with work top surfaces, inset circular sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over and electric fan assisted oven below. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer and tumble dryer. Radiator.

First Floor Landing

Upvc double glazed window to the side aspect. Access to loft space. Doors to:

Bedroom One 12'2" x 9'3" (3.71m x 2.84m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Two 12'9" x 7'8" (3.89m x 2.36m)

Upvc double glazed window to the front aspect, radiator.

Bedroom Three 9'10" x 7'8" (3.00m x 2.36m)

Upvc double glazed window to the front aspect, radiator.

Re Fitted Bathroom

Upvc obscure double glazed window to the rear aspect. A fully tiled suite comprising: P shaped bath with shower fitted over. Vanity unit with inset wash hand basin. Low level w.c. Heated towel rail. Tiled flooring, underfloor heating, extractor fan.

Rear Garden

Enclosed rear garden with patio area. Low level brick with lawn, Steps leading to off road parking area with wooden double gates. Personal door into the garage.

Garage

Up and over door to the front. Glazed window to the rear aspect. Door into the rear garden.

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.



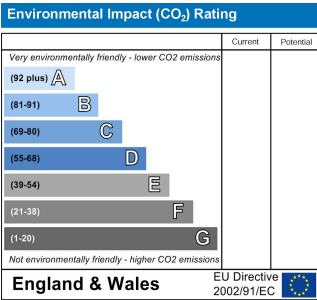
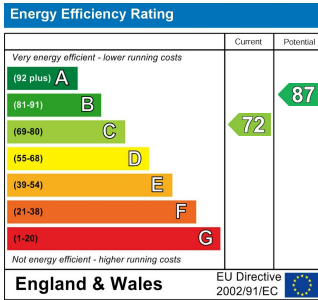
Local Authority
Rugby Borough Council

Tax Band
B

Tenure
Freehold

Directions For Sat Nav
CV22 7LP

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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