



**crowhurst
gale**
FOR SALE
01788 522266
www.crowhurst-gale.co.uk

Plexfield Road, Bilton, Rugby
Offers over £205,000



Plexfield Road, Bilton, Rugby

Crowhurst Gale Estate Agents present to market this extended semi detached property located in the sought after area of Bilton, Rugby. The property is located close to Bilton Village with a wide range of amenities and schooling. In brief the property comprises: entrance porch, entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, rear garden, garage and off road parking. This property will benefit from modernisation and is perfect for somebody looking to make their own mark.

Frontage

Off road parking with access to the garage and garden via timber gate.

Entrance Porch

Enter via part obscure double glazed door. Double glazed windows to all three sides.

Entrance Hall

Enter via wooden glazed door. Stairs rising to the first floor. Door to understairs cupboard with Upvc obscure double glazed window to the side aspect. Radiator. Doors to:

Lounge 13'3" into bay x 10'11" (4.04m into bay x 3.33m)

Upvc double glazed bay window to the front aspect. Feature gas fire and surround. Wall lights. Radiator.

Dining Room 17'0" x 10'10" (5.19m x 3.32m)

Double glazed sliding patio doors onto the rear garden. Wall mounted gas fire. Radiator.



Kitchen 13'8" x 5'11" (4.18m x 1.81m)

Upvc double glazed window to the side and rear aspect. Eye and base level cupboards with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Space for cooker, space for fridge/freezer. Space and plumbing for a washing machine. Upvc obscure double glazed door to the side aspect.

First Floor Landing

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

Bedroom One 11'11" x 8'11" (3.64m x 2.72m)

Upvc double glazed window to the front aspect, fitted wardrobes. Radiator.

Bedroom Two 10'11" x 10'11" (3.35 x 3.33m)

Upvc double glazed window to the rear aspect. Door to cupboard housing the gas combi boiler. Radiator.

Bedroom Three 7'3" x 5'11" (2.21m x 1.82m)

Upvc double glazed window to the front aspect. Radiator.

Bathroom 5'10" x 5'10" (1.79m x 1.79m)

Upvc obscure double glazed window to the side aspect. Fully tiled suite comprising: bath with shower fitted over. Wash hand basin, low level w.c. radiator.

Rear Garden

Enclosed rear garden with it being mainly laid to lawn. Green house. Various plants and shrubs. Access to the garage.

Garage 6.00m x 2.46m

Up and over door. Window to the rear aspect.

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: C

Tenure

Freehold

Directions For Sat Nav

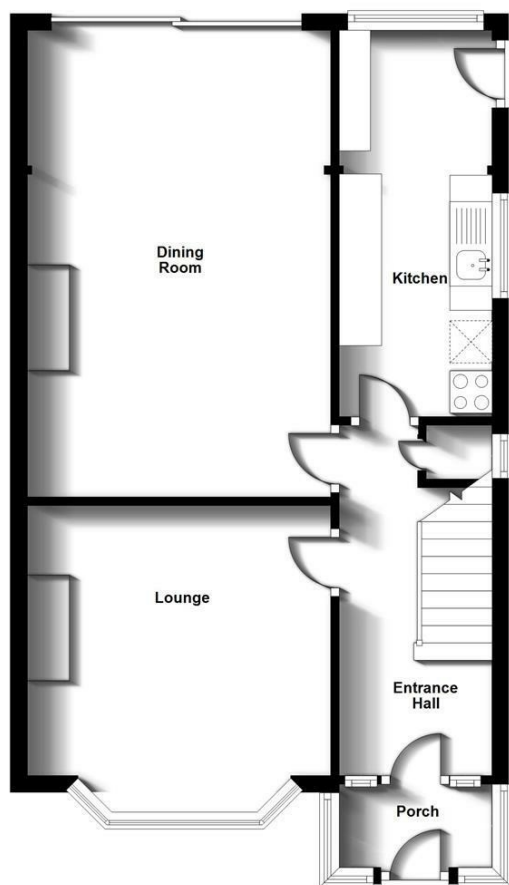
Directions For Sat Nav: CV22 7EN

Viewing

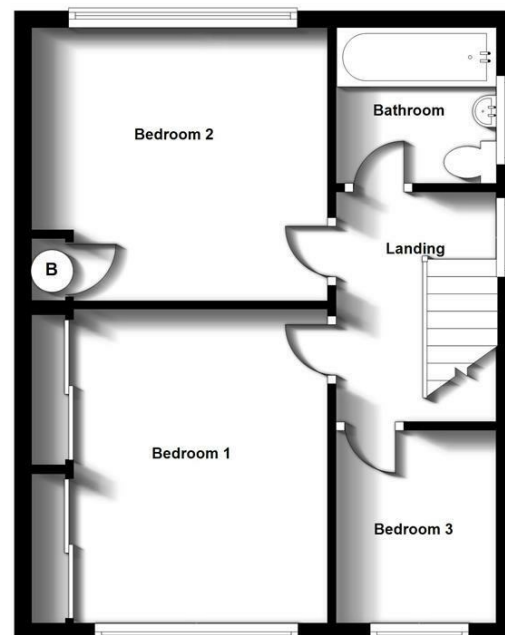
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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	83

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	

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