Madden Place, Bilton, Rugby
Offers over £155,000

crowhurst gale

Madden Place, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this end of terrace property located in the sought after area of Bilton, close to schooling and amenities. In brief the property comprises: entrance hall, kitchen, lounge/diner to the ground floor. To the first floor there are two bedrooms and a bathroom. The property further benefits from Upvc double glazing, gas central heating, front and rear gardens. There are also two allocated parking bays to the front. This is an ideal first time buy or an investment opportunity.

Frontage
To the front there is a parking area with two allocated parking bays. Lawn with paved path leading to porch. Access to rear garden via side timber gate.

Entrance Hall
Enter via obscure part glazed door. Radiator. Doors to:

Kitchen 8'7" x 7'8" (2.64m x 2.34m)
Upvc double glazed window to the front aspect. Base and eye level units with work top surfaces, inset stainless steel sink with drainer. Tiled splash backs. Space for cooker, space for fridge/freezer. Space and plumbing for washing machine. Wall mounted gas combi boiler.

Lounge/Diner 15'5" x 11'9" (4.72m x 3.59m)
Upvc double glazed door opening onto the rear garden. Further Upvc double glazed window to the rear aspect. Stairs rising to the first floor. T.V aerial point, radiator.

First Floor Landing
Access to loft space. Doors to:

Bedroom One 12'4" x 11'10" (3.76m x 3.62m)
Upvc double glazed window to rear aspect, radiator.

Bedroom Two 13'7" x 5'7" (4.15m x 1.72m)
Upvc double glazed window to the front aspect, radiator.

Bathroom 8'6" x 5'9" (2.60m x 1.76m)
Upvc obscure double glazed window to the rear aspect. A fully tiled suite comprising; bath with shower over, low level w.c, wash hand basin, radiator. Door to cupboard with shelving.

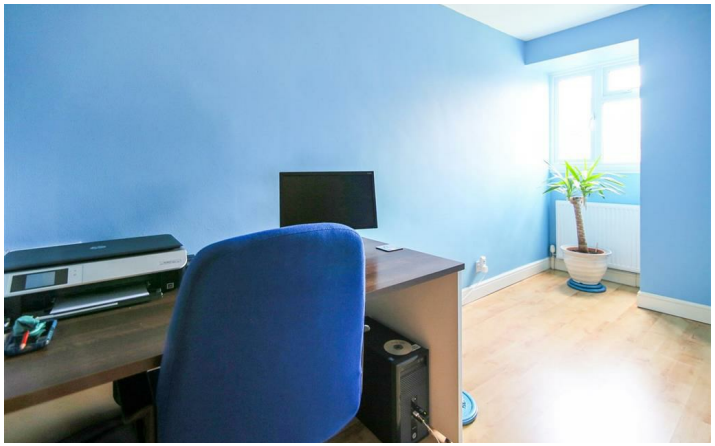
Rear Garden
Enclosed rear garden with paved patio area. Lawn with various planting areas, a variety of plants and shrubs. Decorative blue slate chippings. Path leading to garden shed. Side timber gate giving access to frontage.

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



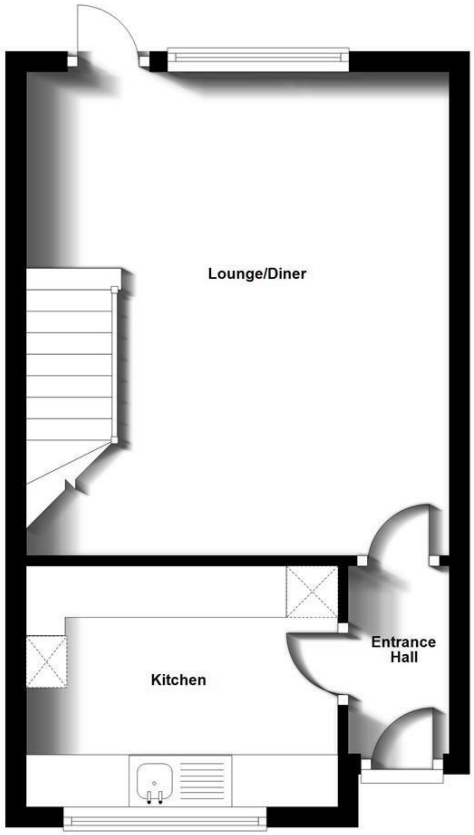
Tax Band
Tax Band: B

Tenure
Freehold

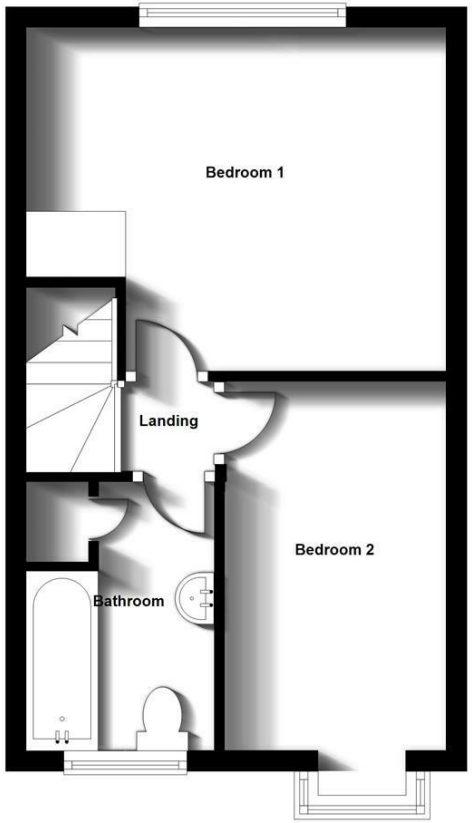
Directions For Sat Nav
Directions For Sat Nav: CV22 7SS

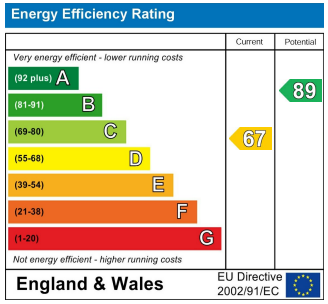
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

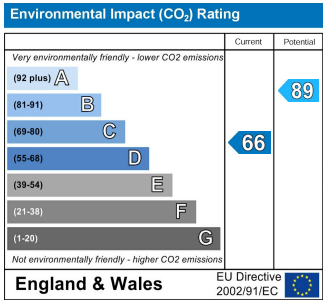
Ground Floor



First Floor







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