



Plexfield Road, Bilton, Rugby
Asking price £260,000



Plexfield Road, Bilton, Rugby

Crowhurst Gale Estate Agents are delighted to offer for sale this extended and much improved two bedroom semi detached property situated within the popular and sought after residential area of Bilton, Rugby. The property has undergone an extensive programme of improvement and modernisation and is presented in excellent decorative order throughout. A further bedroom could be created by sectioning off some of Bedroom one or by provision of a loft conversion. There are a range of amenities within nearby Bilton village centre to include shops, stores, supermarkets, takeaway outlets, veterinary surgeons, bus routes and excellent local schooling. In brief the accommodation comprises of an entrance hall, utility/cloakroom with w.c., lounge/dining room, kitchen/dining room. To the first floor there are two bedrooms and a bathroom with white contemporary suite. The property benefits from Upvc double glazing and gas fired central heating to radiators. Externally there is a block paved driveway to the front which provides ample off road parking. The rear garden is enclosed with panelled fencing and is predominantly laid to lawn with a paved patio area to the immediate rear.

Frontage

Block paved parking area for two vehicles. Double gates giving access to side of property.

Entrance Hall

Oak and double glazed door leading into hallway. Double glazed window to side. Radiator. Stairs to first floor. Door to :

Lounge/Dining Room 23'11" x 10'5" (7.30 x 3.19)

Double glazed bay window to front. Two radiators. Glazed door into :

Kitchen/Dining Room 19'4" x 11'11" (5.90 x 3.65)

Double glazed window to rear. Double glazed French doors leading to rear garden and patio area. One and a half sink and drainer with mixer tap. A range of base and wall mounted units and drawers. Fitted 'Neff' four ring induction hob and extractor hood over. Eye level 'Neff' double oven. Worktop surfaces. Under unit lighting. Integrated 'Neff' dishwasher. 'Karndean' flooring. Space for large upright fridge and freezer. Further door to side access. Inset spotlighting. Two 'Velux' windows. Space for dining table. Door into :



Utility Room/Cloakroom with W.C. 9'4" x 5'6" (2.85 x 1.70)

Opaque double glazed window to side. Plumbing for automatic washing machine. W.C. and wash hand basin. Radiator. Gas combination boiler. 'Kamdean' flooring. Wall storage unit.

First Floor Landing

Double glazed window to side. Access to loft space (fully boarded). Doors leading to:

Bedroom One 16'11" max x 12'11" into bay (5.18 max x 3.95 into bay)

Double glazed bay window to front and further double glazed window. Radiator.

Bedroom Two 10'11" x 10'5" (3.35 x 3.19)

Double glazed window to rear. Radiator.

Bathroom 5'11" x 6'8" (1.81 x 2.04)

Panelled bath central mixer tap and mains connected shower fitted over. Heated towel rail. Wash hand basin. W.C. Opaque double glazed window to rear.

Rear Garden

Mainly laid to lawn with flower and shrub borders. Paved pathway leading to the bottom of the garden which has a vegetable plot with raised beds. Paved patio area and pedestrian access to the side of the property.

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.

Tax Band

Tax Band:B

Local Authority

Rugby Borough Council

Tenure

Freehold

**Directions For Sat Nav**

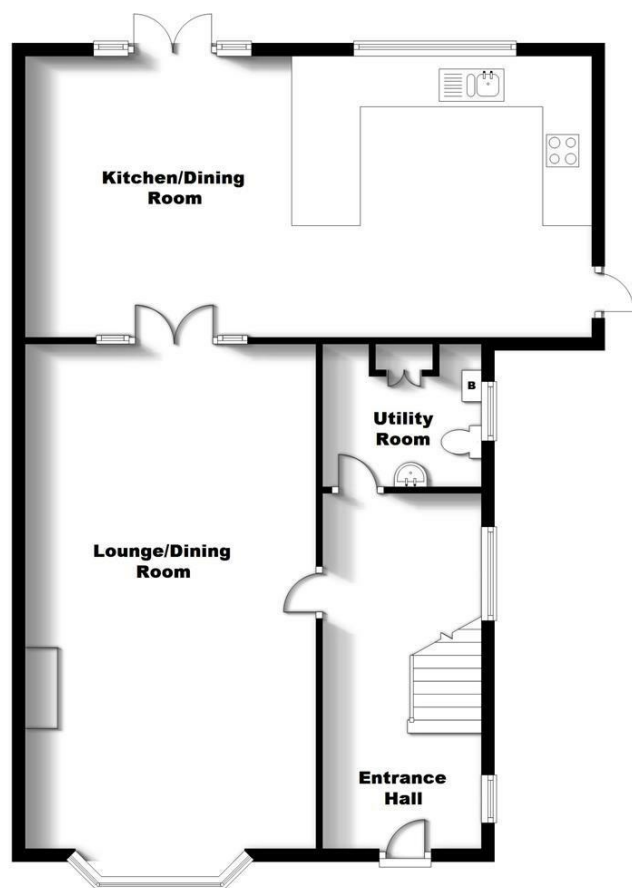
Directions For Sat Nav: CV22 7EN

Viewing

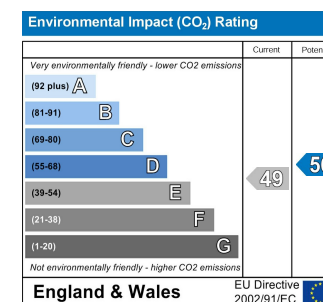
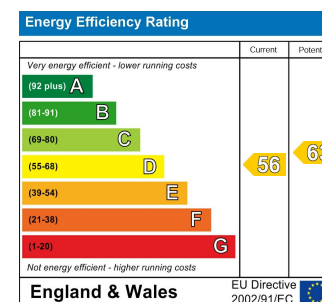
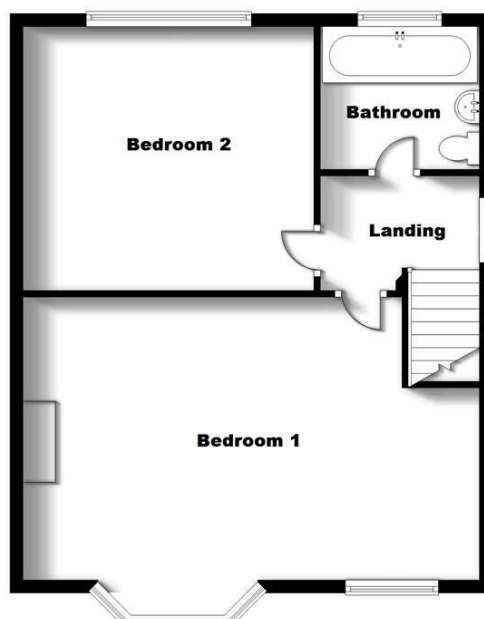
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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