



Addison Road, Bilton, Rugby
£219,950



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Crowhurst Gale are pleased to bring to the market this Three bedroom semi-detached house that is set on a generous size plot. The property is set back from the road and briefly consists of : Porch, Entrance Hall, Lounge, Dining Room, Kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. Outside there are beautifully kept gardens with a workshop and single garage. The property does require some renovation works but has great potential to extend. (subject to the usual planning consents).

Porch

Double doors leading in, further door to:

Entrance Hall

Enter via double glazed door. Stairs to first floor. Radiator. Doors leading to:

Lounge 14'9" x 10'6" (4.52 x 3.21)

Double glazed bay window to front, Radiator. Electric fire. Shelving to alcove.

Dining Room 12'0" x 10'1" (3.66 x 3.08)

Electric fire. Built in cupboards to alcoves. Radiator. Door to:

Conservatory 6'10" x 5'9" (2.09 x 1.77)

Single glazed panels. Door to rear garden.



Kitchen 8'6" x 5'9" (2.60 x 1.77)

Stainless steel sink and drainer with base units under. Wall storage units. Plumbing for washing machine. Door to pantry with shelving and space for fridge. Electric cooker. Door & double glazed window to side.

First Floor Landing

Double glazed window to side. Loft access. Doors to:

Bedroom One 15'3" x 9'7" (4.65 x 2.94)

Double glazed bay window to front. Radiator.

Bedroom Two 12'0" x 10'8" (3.66 x 3.27)

Double glazed window to rear. Radiator. Cupboard housing hot water tank.

Bedroom Three 9'9" x 6'9" (2.98 x 2.06)

Double glazed window to front. Radiator.

Bathroom

Panelled bath. Wash hand basin. WC. Opaque double glazed window to rear.

Front Garden

The property is situated to rear of the plot giving a lovely size frontage, mainly laid to lawn with well stocked borders the front garden is split by the driveway that leads to the single garage.

Rear Garden

Laid to lawn various shrubs and trees. Garden shed. Workshop with power and light. Storage outhouse.

Garage

Wooden double doors.

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.

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.

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.

**Local Authority**

Rugby Borough Council

Tenure

Freehold

**Viewing**

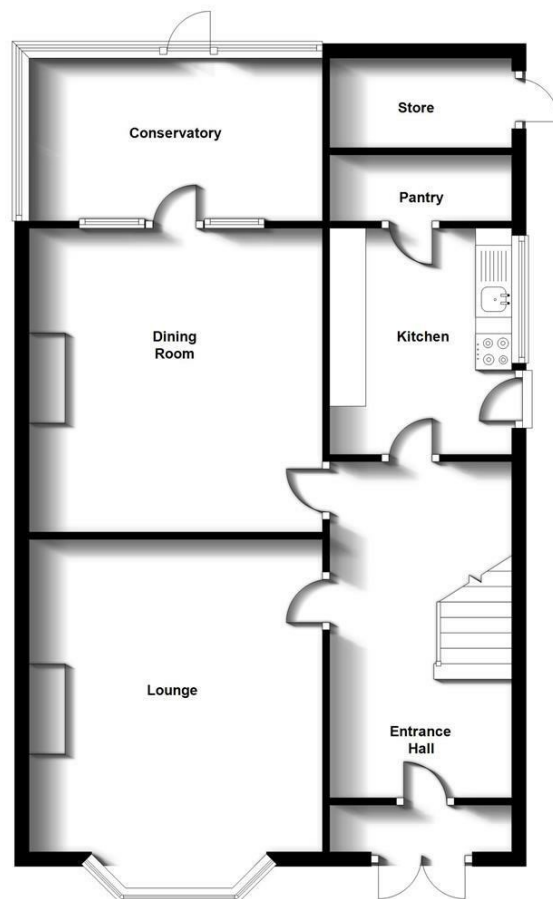
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Tax Band

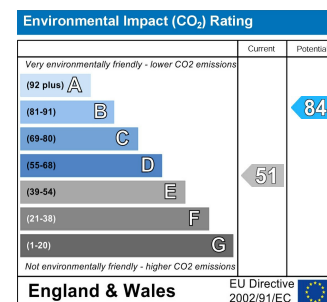
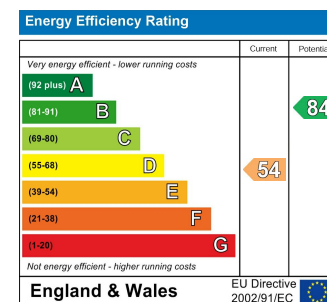
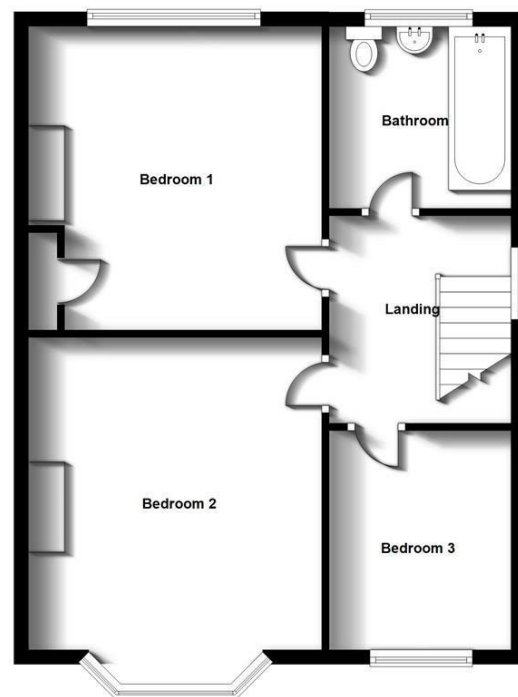
Tax Band: C



Ground Floor



First Floor



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