Frobisher Road, Bilton, Rugby
£190,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this immaculate end of terrace property situated in the popular residential area of Bilton, located close to local amenities, Bilton Village, schooling and a regular bus service to Rugby Town Centre. In brief the property comprises: entrance porch, lounge, kitchen/diner to the ground floor. To the first floor there are two double bedrooms and a bathroom. Further benefits include Upvc double glazing, gas central heating, front and rear gardens, off road parking and detached single garage. To view call Crowhurst Gale 01788 522266.

Frontage
Off road parking with laid to lawn and paved path leading to entrance porch. Access to rear garden via iron gate. Access to garage via up and over door.

Entrance Porch
Enter via obscure double glazed door with further window to side. Cupboard housing electric consumer unit and gas meter.

Entrance Hall
Enter via wooden glazed door. Stairs rising to first floor, radiator. Door into:

Lounge 16'2" x 10'4" (4.93m x 3.17m)
Upvc double glazed window to front aspect. Feature electric fire with surround. Door to understairs storage cupboard. Radiator, Glazed door with feature glazing to sides into:

Kitchen/Diner 13'5" x 8'2" (4.10m x 2.50m)
Upvc double glazed window to rear aspect, Upvc obscure double glazed door onto rear garden. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. 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.

First Floor Landing
Doors to:

Bedroom One 13'6" x 11'3" (4.14m x 3.45m)
Upvc double glazed window to front aspect, radiator. Door to storage cupboard with shelving.

Bedroom Two 13'0" x 7'4" (3.97m x 2.26m)
Upvc double glazed window to rear aspect, radiator. Access to loft with ladder, loft is boarded and power and light connected. Velux window to the rear aspect.

Bathroom 8'3" x 5'8" (2.52m x 1.74m)
Upvc obscure double glazed window to rear aspect with fitted blind. A part tiled suite comprising: bath with shower over, low level w.c, pedestal wash hand basin. Heated towel rail, extractor fan. Door to cupboard housing combi boiler and shelving.

Rear Garden
Enclosed rear garden with paved patio area. Brick built wall with paved steps up to lawn area and further raised patio area. Personal door into garage. Iron gate giving access to frontage.

Garage
Access via up and over door. Glazed window to rear aspect. Power and light connected. Personal door into 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.

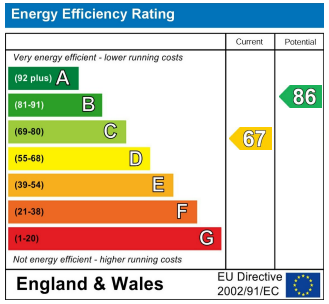
Local Authority
Rugby Borough Council

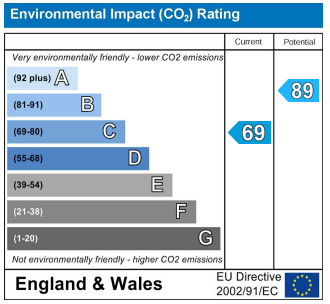
Tax Band
Tax Band: B

Tenure
Freehold

Directions For Sat Nav
Directions For Sat Nav: CV22 7JE

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266





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