



Keyes Drive, Bilton, Rugby
£240,000



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Crowhurst Gale are pleased to present this well presented detached home in the sought after area of Bilton. In brief the property comprises: entrance hall, lounge, kitchen, dining room and cloakroom to the ground floor. To the first floor there are four bedrooms and bathroom. The property further benefits from Upvc double glazing, gas central heating, rear garden, off road parking and garage.

Frontage

Blocked paved driveway to side and front providing off road parking. Access to garage via up and over door. Side timber gate into rear garden.

Entrance Hall

Enter via Upvc obscure double glazed door. Upvc double glazed window to side aspect. Stairs rising to first floor, radiator. Doors to:

Lounge 17'2" x 11'11" (5.24m x 3.65m)

Upvc double glazed window to front aspect. Feature gas fire with wooden surround. T.V aerial point. Coving to ceiling. Double doors into entrance hall and door into dining room.

Kitchen 11'6" x 7'3" (3.51m x 2.23m)

Upvc double glazed window to rear and side aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring hob with extractor over and oven below. Space and plumbing for washing machine, space for tumble dryer. Space for fridge/freezer. Wall mounted gas boiler. Radiator, tiled flooring. Thoroughfare into:



Dining Room 14'10" x 7'9" (4.53m x 2.38m)

Upvc double glazed french doors onto rear garden. Radiator. Door to under stairs cupboard. Door into lounge.

Cloakroom

Upvc obscure double glazed window to side aspect. Low level W.C. Wall mounted wash hand basin with tiled splash backs. Tiled flooring.

First Floor Landing

Access to loft space. Doors to:

Bedroom One 14'3" x 8'9" (4.35m x 2.67m)

Upvc double glazed window to front aspect. T.V aerial point. Radiator.

Bedroom Two 11'6" x 8'10" (3.52m x 2.70m)

Upvc double glazed window to rear aspect, radiator. Door to cupboard housing hot water tank with shelving.

Bedroom Three 11'7" x 6'7" (3.55m x 2.01m)

Upvc double glazed window to side aspect. Radiator.

Bedroom Four 8'5" x 6'3" (2.58m x 1.93m)

Upvc double glazed window to rear aspect. Radiator.

Bathroom 8'4" x 5'4" (2.56m x 1.65m)

Upvc obscure double glazed window to side aspect. A part tiled suite comprising: single panelled bath with mixer tap over and shower fitted over. Pedestal wash hand basin. Low level W.C. Heated towel rail. Ceiling spotlights. Tiled flooring.

Rear Garden

Enclosed rear garden. Paved patio area with lawn area. Decorative stone chippings. Side timber gate giving access to side and garage.

Garage

Up and over door. Power and light connected.

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: D

Tenure

Freehold

Directions For Sat Nav

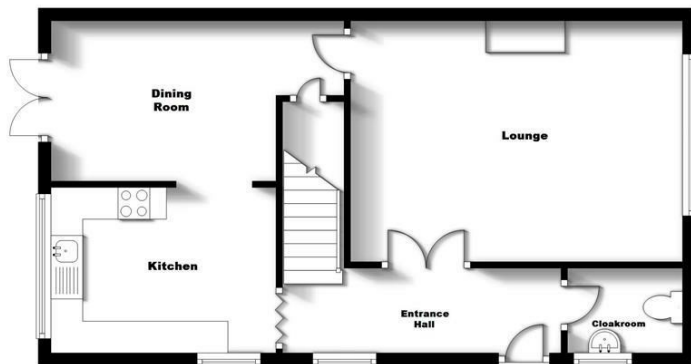
Directions For Sat Nav: CV22 7ST

Viewing

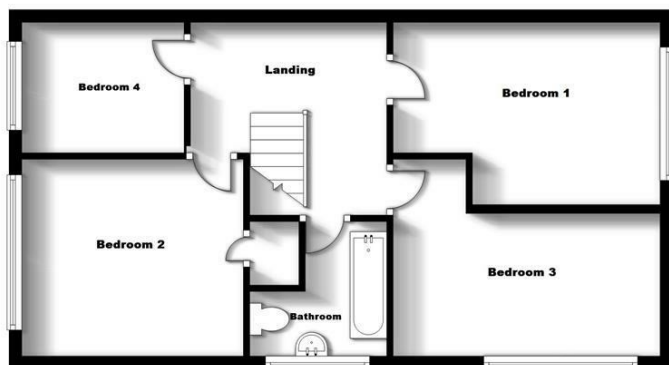
By appointment only through Crowhurst Gale Estate Agents 01788 522266



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		59	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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		55	64
(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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