



**Macaulay Road, Bilton, Rugby**  
**£240,000**



# Macaulay Road, Bilton, Rugby

Crowhurst Gale Estate Agents are delighted to offer for sale this three bedroom semi detached property located in the ever popular area of Shakespeare Gardens. In brief the accommodation comprises; entrance hallway, lounge, kitchen/dining room and large conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. The property further benefits from double glazing and gas fired central heating. Externally there are front and rear gardens, off road parking for several vehicles and a detached single garage. Located within close proximity to highly regarded local schooling and a wide range of convenience stores, early internal inspection is highly recommended. NO CHAIN

## Entrance Hall

Entry via part glazed front entrance door. Stairs rising to the first floor landing. Radiator. Opaque window to the front aspect. Connecting doors to:

## Lounge 17'11" x 11'6" (5.47 x 3.53)

Feature fireplace with living flame gas fire, conglomerate hearth and timber surround. Television point. Coving. Storage cupboard. Part glazed timber tri-fold doors to Conservatory.

## Kitchen/Dining Room 17'11" x 8'8" (5.48 x 2.65)

Fitted with range of base and wall mounted units. Roll top work surfaces incorporating a one and half bowl stainless steel sink and drainer unit with mixer tap over. Built in electric double oven, gas hob and extractor hood over. Space for an under counter fridge and freezer. Space and plumbing for a washing machine. Ceramic tile flooring. Part glazed timber double doors to the Conservatory. Two windows to the side aspect. Part glazed door to the side aspect.



**Conservatory 18'2" x 8'11" (5.55 x 2.72)**

Upvc and brick construction. Self cleaning tinted roof glass. Radiator. French doors to the rear garden.

**First Floor Landing**

Window to side aspect, Doors leading to:

**Bedroom One 11'0" x 9'6" (3.36 x 2.92)**

Window to rear. Radiator, Coving.

**Bedroom Two 10'11" x 8'9" (3.35 x 2.68)**

Window to the rear aspect. Loft access. Radiator.

**Bedroom Three 7'10" x 8'3" (2.41 x 2.53)**

Window to the front aspect. Fitted with a range of built in furniture.

**Bathroom**

Fitted with a modern white suite to comprise panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Extractor fan. Opaque window to front elevation.

**Frontage**

Block paved providing parking for several vehicles. Brick walling to boundary.

**Rear Garden**

Mainly laid to lawn with decking area and timber panel fencing to boundary.

**Garage 23'7" x 8'3" (7.19 x 2.54)**

A brick built garage with pedestrian door to 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

**Tenure**  
Freehold

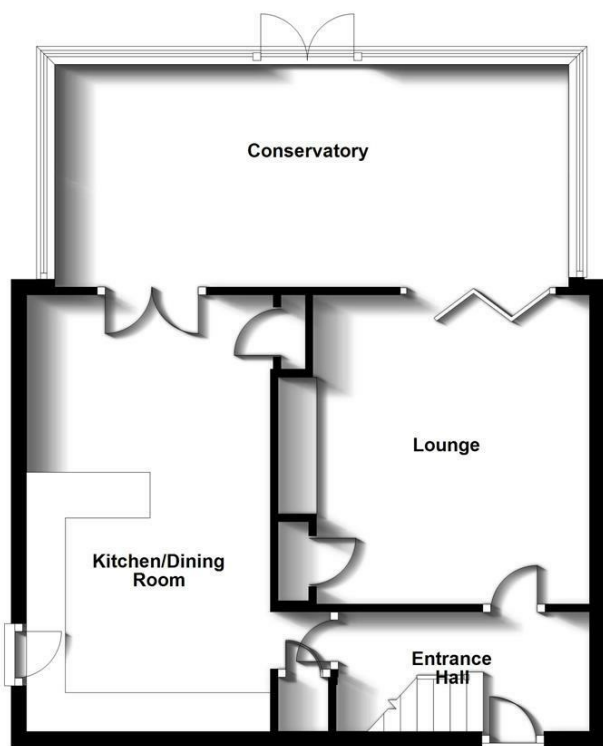
**Tax Band**  
Tax Band:C

**Viewing**

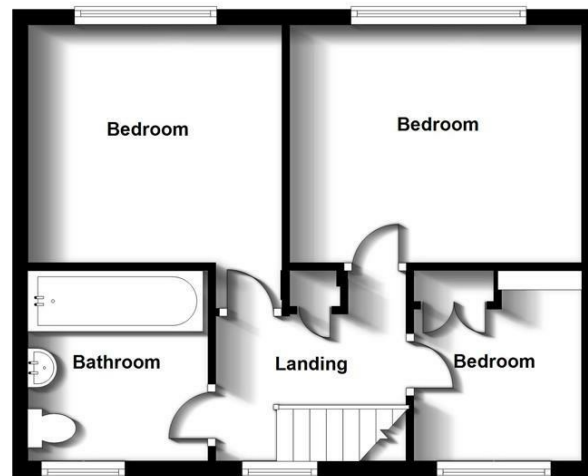
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

