



**Shakespeare Gardens, Bilton, Rugby**  
**Guide price £250,000**



# Shakespeare Gardens, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this semi detached property located in the sought after area of Shakespeare Gardens, Rugby. In brief the property comprises: entrance hall, open plan lounge/diner and kitchen to the ground floor. To the first floor there are three bedrooms, bathroom and separate w.c. The property further benefits from double glazing, gas central heating, rear garden, off road parking and a garage. This property is offered with NO CHAIN.

## Frontage

Off road parking with central planting area. Access to garage via up and over door. Access to rear garden via side timber gate. Storm porch with door to:

## Entrance Hall

Enter via part glazed door with further window to the side. Stairs rising to the first floor. Door to understairs cupboard, radiator. Door to:

## Open Plan Lounge/Diner 27'3" x 12'5" (8.33m x 3.80m )

### Lounge Area

Double glazed bay window the front aspect. Feature electric fireplace. T.V aerial point, radiator.

### Dining Area

Double glazed window to the rear aspect, gas fire with surround, radiator.



**Kitchen 8'8" x 7'10" (2.66m x 2.40m)**

Double glazed window to the rear aspect. Double glazed door to the side aspect giving access to the rear garden. 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 gas hob with extractor over. Fitted electric fan assisted oven. Space and plumbing for washing machine. Space for tumble drier and fridge/freezer. Door to pantry cupboard with window to the side aspect.

**First Floor Landing**

Double glazed window to the side aspect. Access to loft space with pull down ladder. Doors to:

**Bedroom One 14'10" into bay x 11'6" (4.53m into bay x 3.51m )**

Double glazed bay window to the front aspect. Radiator, door to cupboard.

**Bedroom Two 11'11" x 11'6" (3.64m x 3.53m )**

Double glazed window to the rear aspect, radiator. Door to cupboard.

**Bedroom Three 9'1" x 7'4" (2.77m x 2.26m)**

Double glazed window to the front aspect, radiator. Door to cupboard.

**Bathroom 7'4" max x 5'5" (2.26m max x 1.66m)**

Obscure double glazed window to the rear aspect. A part tiled suite comprising: bath with mixer tap over and shower attachment. Fitted shower over. Wash hand basin. Radiator. Door to cupboard housing gas combi boiler.

**Separate W.C**

Obscure double glazed window to the side aspect. Low level W.C

**Rear Garden**

Enclosed rear garden mainly laid to lawn with planting borders. Hard standing area for garden shed and greenhouse. Brick build store with storage and w.c. Access to garage and frontage.

**Garage 4.66m x 2.40m**

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: C



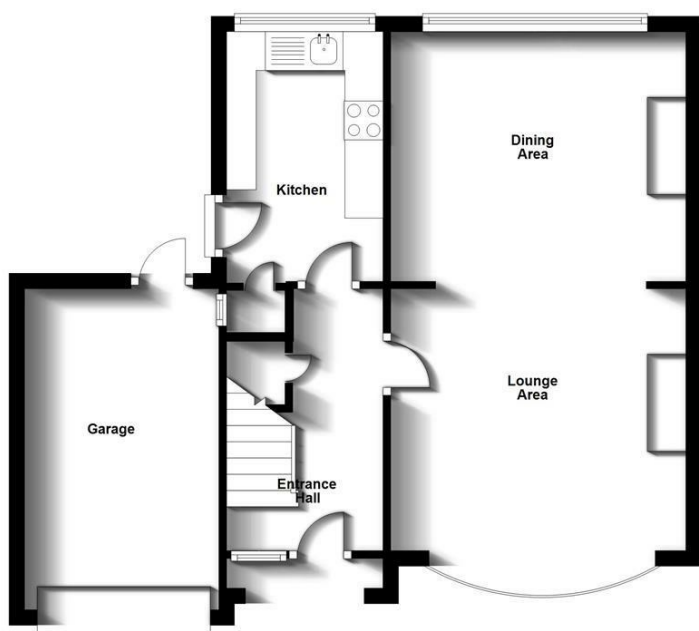
**Tenure**  
Freehold

**Directions For Sat Nav**  
Directions For Sat Nav: CV22 6ES

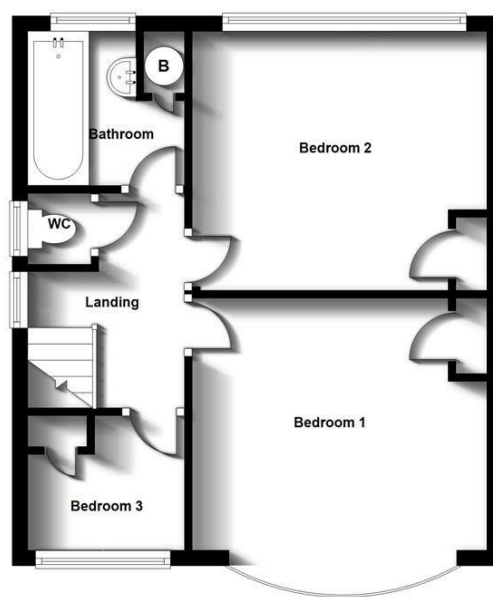
**Viewing**  
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	76
(81-91) B	
(69-80) C	
(55-68) D	
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A	70
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	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

