



**Addison Road, Bilton, Rugby**  
**Offers over £175,000**



# Addison Road, Bilton, Rugby

Crowhurst Gale Estate Agents present to market this semi detached property located in the popular location of Bilton. In brief the property comprises: entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. Further benefits include double glazing, electric heating, front and rear gardens and a detached garage to the rear. This is an ideal project as this property is in need of modernisation and is offered with no chain.

## Frontage

Lawn with paved path giving access to front door and rear garden. Various flowers and plants.

## Entrance Hall

Enter via obscure double glazed door. Stairs rising to first floor, door to understairs cupboard, heater. Doors to:

## Lounge 13'3" x 11'6" (4.04m x 3.51m)

Double glazed window to front aspect, gas fire. T.V point, coving to ceiling.

## Dining Room 11'11" x 10'2" (3.65m x 3.11m )

Double glazed sliding patio doors to rear garden. Heater, serving hatch to kitchen.



**Kitchen 12'2" x 6'9" (3.71m x 2.07m )**

Double glazed window to rear aspect. Obscure double glazed door to side giving access to frontage and rear garden. A range of eye and base level units with work surfaces, inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge/freezer. Doors to cupboard with shelving.

**First Floor Landing**

Double glazed window to side aspect. Access to loft space. Door to cupboard housing hot water tank. Doors to:

**Bedroom One 13'1".13'1" x 10'11" (4..04 x 3.33m )**

Double glazed window to front aspect, heater.

**Bedroom Two 12'0" x 11'5" (3.66m x 3.48m)**

Double glazed window to rear aspect, heater.

**Bedroom Three**

Double glazed window to front aspect.

**Shower Room 6'5" m x 5'8" (1.98 m x 1.75m )**

Obscure double glazed window to rear aspect. Shower cubicle with shower fitted. Low level w.c, pedestal wash hand basin.

**Rear Garden**

Enclosed rear garden with lawn. Rear gate to garage. Brick built store.

**Garage**

Access via Blackwood Avenue. Up and over door. Window to rear aspect.

**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**

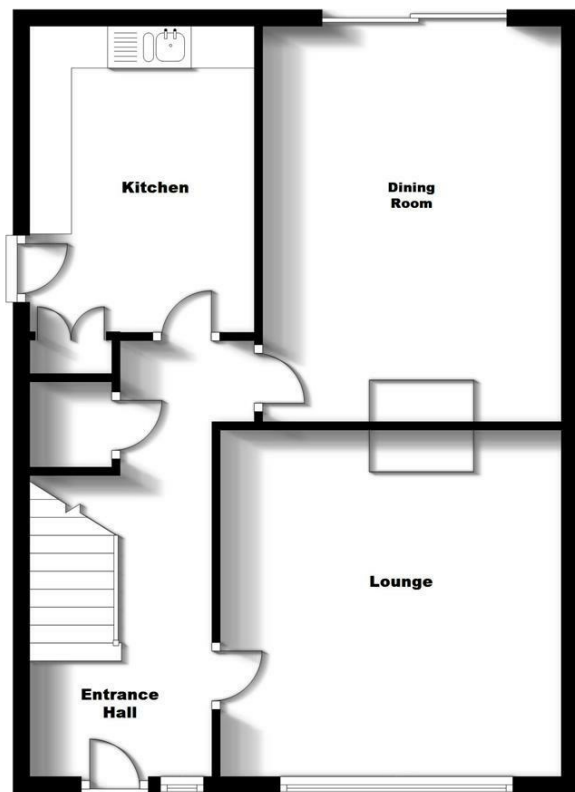
Directions For Sat Nav: CV22 7EY

**Viewing**

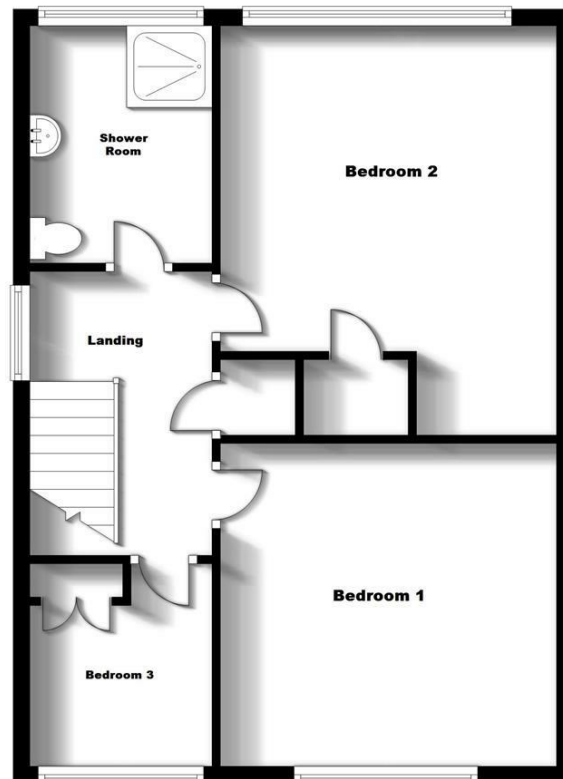
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	79

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