



Keppel Close, Bilton, Rugby
£120,000



Keppel Close, Bilton, Rugby

CASH BUYERS ONLY

Crowhurst Gale Estate Agents present to market this ground floor maisonette located in the sought after area of Bilton, Rugby. Ideally situated for local amenities, schooling and a regular bus service. The property comprises: entrance hall, lounge/diner, kitchen two bedrooms and a bathroom. The property further benefits from Upvc double glazing, gas central heating, its own rear garden and a single garage in block. There is no onward chain.

Frontage

Lawn area to the front with path leading to the rear garden.

Entrance Hall

Enter via Upvc double glazed front door. Door to storage cupboard housing the gas combi boiler. Radiator, further doors to two further storage cupboards. Doors to:

Lounge/Diner 18'9" x 10'5" (5.73m x 3.19m)

Upvc double glazed window to the front aspect. Feature wall mounted gas fire. Radiator.

Kitchen 11'8" x 6'8" (3.57m x 2.04m)

Upvc double glazed window to the 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. Space for cooker. Space and plumbing for washing machine. Space for fridge/freezer.



Bedroom One 10'8" x 10'5" (3.27m x 3.18m)

Upvc double glazed window to the rear aspect, radiator.

Bedroom Two 10'2" x 6'8" (3.12m x 2.05m)

Upvc double glazed window to the front aspect, radiator.

Bathroom

Upvc obscure double glazed window to the front aspect. A fully tiled suite comprising: bath with shower fitted over, wash hand basin, low level w.c.

Rear Garden

Enclosed low maintenance garden with garden shed. Gravel area with planting borders.

Garage

Garage in block No 27. Up and over door.

The garage is located at the top of Keppel Drive and turn left.

Agents Notes

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Service Charge -£50.00 per year

Lease for 99 years from September 1971. Approx. 49 years remaining.

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**

A

Tenure

Leasehold

Directions For Sat Nav

CV22 7JG

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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