



**Cheshire Close, Bilton, Rugby**  
**£165,000**





# Cheshire Close, Bilton, Rugby

Crowhurst Gale are pleased to present this Extended Three Bedroom end of terrace property situated in the heart of the Bilton area of Rugby. The property has a Porch, Lounge, Fitted Kitchen, Dining Room, Guest WC to the ground floor, and Three well proportioned bedrooms and bathroom to the first floor. To the outside there are gardens to front and rear. Garage /Workshop.

## Frontage

Gavelled areas with paved pathway. Parking for one vehicle.

## Entrance Porch

Window to front and door leading into:

## Lounge 19'7" x 12'0" (5.97 x 3.67)

Gas fire. Laminate flooring. Radiator. Double glazed window to front.

## Kitchen 11'11" x 8'2" (3.65 x 2.49)

Double glazed window to rear. Stainless steel sink and drainer with base unit under, further base and wall units. Space for fridge / freezer. Space and plumbing for washing machine. Space for cooker.

## Inner Lobby

Stairs to first floor. Under stairs storage. Cupboard housing gas combination boiler. Door to:



**Guest WC**

WC and wash hand basin.

**Dining Room 12'4" x 7'11" (3.76 x 2.42)**

Double glazed window to the rear. Radiator.

**First Floor Landing**

Storage cupboard. Doors leading to:

**Bedroom One 12'9" x 9'8" (3.90 x 2.97)**

Double glazed window to front. Built in wardrobe. Radiator.

**Bedroom Two 10'9" x 9'5" (3.28 x 2.89)**

Double glazed window to rear. Built in wardrobe. Radiator.

**Bedroom Three 6'6" x 12'2" (2.00 x 3.72)**

Double glazed window to front. Radiator.

**Shower Room 9'10" x 5'10" (3.00 x 1.80)**

Shower cubical with electric shower fitted. WC and wash hand basin. Radiator. Opaque double glazed window to the rear.

**Rear Garden**

Two patio areas with various shrubs and herbaceous planting. Personal door into Garage.

**Garage/Workshop 16'1" x 8'2" (4.91 x 2.51)**

Currently being used as a Workshop.

**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: B

**Tenure**

Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

**Directions For Sat Nav**

Directions For Sat Nav: CV22 7JU

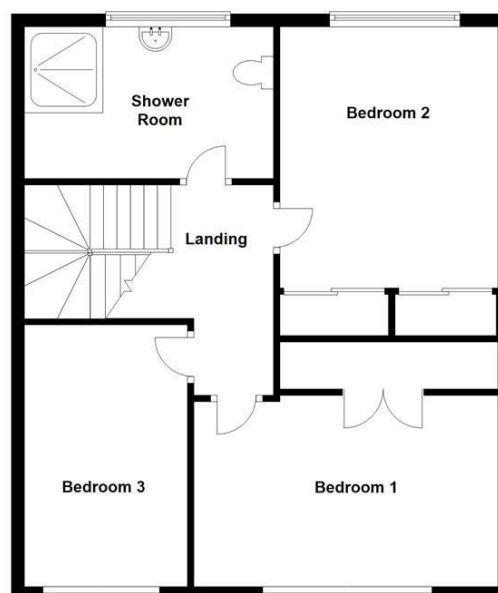




Ground Floor



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		
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		
(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		
England & Wales	EU Directive 2002/91/EC	

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