



Ivy Grange, Bilton, Rugby
Offers over £125,000



Ivy Grange, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this ground floor apartment located in the heart of Bilton Village with all its local amenities and regular bus service to Rugby Town Centre. In brief the property comprises: communal entrance, entrance hall, lounge/diner, kitchen, two bedrooms with the master having an en suite shower room and bathroom. Further benefits include double glazing and electric heating. No Chain.

Communal Entrance

Stairs rising to further floors. Wall mounted electric heater. Door to:

Entrance Hall

Enter via wooden front door. Secure intercom system. Wall mounted electric heater. Door to cupboard housing hot water tank and shelving above. Doors to:

Lounge/Diner 17'6" x 13'9" max (5.34m x 4.20m max)

Double glazed window to front and side aspect. T.V & telephone point. Wall mounted electric heater. Thoroughfare into:



Kitchen 9'3" x 6'4" (2.83m x 1.95m)

Double glazed window to front aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Fitted four ring electric hob with extractor over and electric fan assisted oven below. Fitted fridge and washing machine. Space for freezer. Ceiling Spotlights.

Bathroom 5'8" x 5'6" (1.73m x 1.68m)

A part tiled suite comprising: panelled bath with shower attachment over. Low level W.C, pedestal wash hand basin. Extractor fan, wall mounted electric heater. Ceiling spotlights.

Bedroom One 11'5" x 10'2" x (3.50m x 3.10m x)

Double glazed window to side and rear aspect. Telephone & T.V point. Wall mounted electric heater. Door to:

Bedroom Two 10'0" x 9'4" (3.05m x 2.86m)

Double glazed window to rear aspect. Wall mounted electric heater. T.V aerial point.

En Suite Shower Room

Obscure double glazed window to rear aspect. Fully tiled enclosed shower cubicle, low level W.C, pedestal wash hand basin. Extractor fan, wall mounted electric heater. Ceiling spotlights.

Local Authority

Rugby Borough Council

Tax Band

Tax Band: B

Tenure

Leasehold

Directions For Sat Nav

Directions For Sat Nav: CV22 7HF

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			
(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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