Frobisher Road, Bilton, Rugby
£170,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this immaculate terraced home situated in the popular area of Bilton within walking distance to local amenities and schooling for all ages. 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 and bathroom. The home further benefits from double glazing, electric underfloor heating, rear garden and off road parking to the front for two cars.

Frontage
Block paved drive providing off road parking.

Entrance Hall
Enter via Upvc part double glazed door, stairs rising to the first floor. Door to:

Open Plan Lounge/Diner 22'11" x 10'5" widening to 13'3" (7.01m x 3.18m widening to 4.06m)
Upvc double glazed french doors onto the rear garden with further windows to either side. T.V aerial point, door to understairs cupboard. Electric under floor heating. Door to:

Kitchen 9'4" x 6'8" (2.87m x 2.04m)
Upvc double glazed window to the front aspect. A range of eye and base level units with work top surfaces, inset circular sink with drainer and mixer tap over. Tiled splash backs. Space and plumbing for washing machine & dishwasher. Space for fridge/freezer. Space for cooker. Tiled floor. Electric under floor heating.

First Floor Landing
Access to loft space which is boarded with ladder. Door to cupboard housing the hot water tank. Electric heater. Doors to:

Bedroom One 13'4" x 8'9" (4.07m x 2.68m)
Upvc double glazed window to the rear aspect.

Bedroom Two 13'9" max x 7'3" (4.20m max x 2.23)
Upvc double glazed window to the front aspect.

Bedroom Three 9'8" x 7'9" (2.96m x 2.37m)
Upvc double glazed window to the front aspect.

Bathroom 7'2" x 6'2" (2.20m x 1.89m)
A fully tiled suite comprising: P shaped Jacuzzi style bath with mixer tap and fitted shower over. Vanity unit with low level w.c, wash hand basin.Heated towel rail, ceiling spotlights, tiled flooring.

Rear Garden
Enclosed rear garden with paved patio area, various planting areas, steps leading to raised decked area with feature lighting. A further paved patio area ideal for alfresco dining. Timber gate to rear.

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

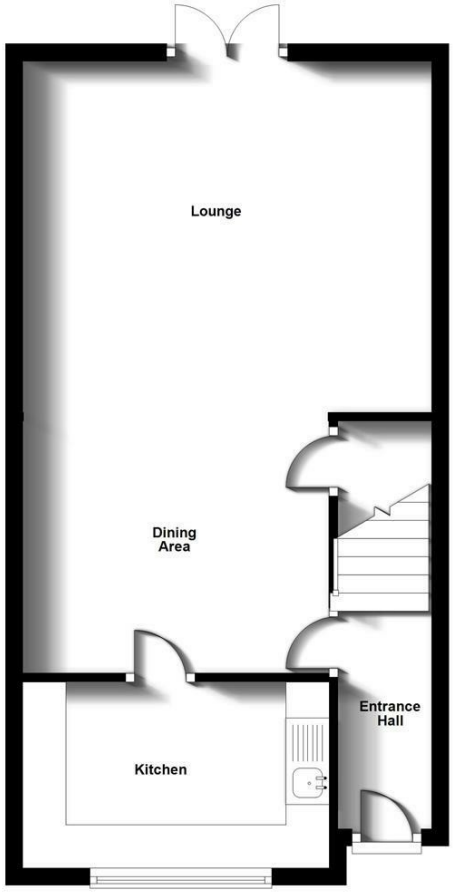
Tax Band
Tax Band: B

Tenure
Freehold

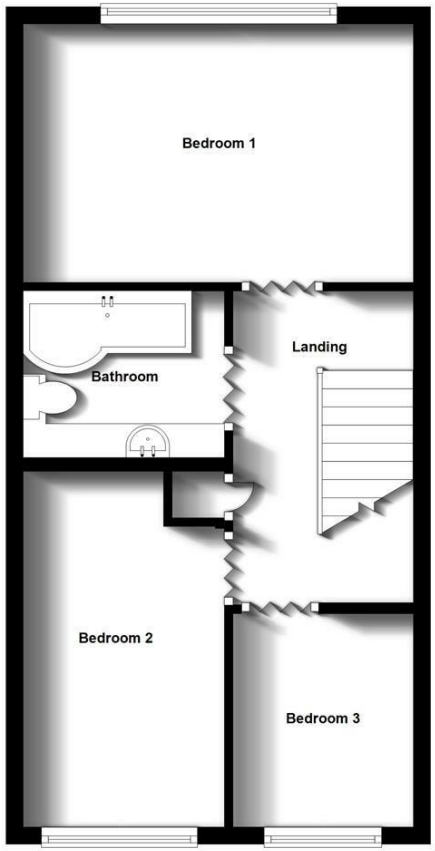
Directions For Sat Nav
Directions For Sat Nav: CV22 7HS

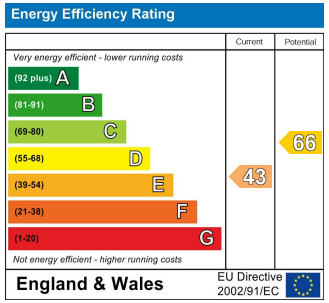
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

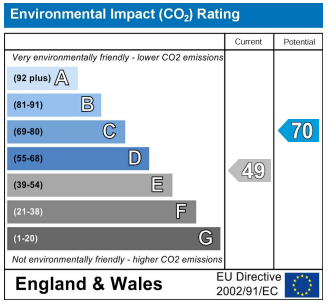
Ground Floor



First Floor







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