



Evans Road, Bilton, Rugby
Guide price £190,000



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Crowhurst Gale Estate Agents are pleased to present this immaculate two bedroom semi detached bungalow in the popular area of Bilton, conveniently located close to amenities, schools, main motorway links and a regular bus service. In brief the property comprises: entrance hall, lounge, conservatory, re-fitted kitchen, two bedrooms, re-fitted shower room, double glazing, gas central heating, off street parking, rear garden and garage.

Frontage

Paved area, driveway to side providing off street parking and access to rear garden through side gate, outside light.

Entrance

Enter via half glazed UPVC double glazed door to side into hallway.

Hallway

Radiator, cupboard housing gas meter and fuse box, storage cupboard, loft access and doors to rooms.

Lounge 10'4 x 16'11" (3.15m x 5.16m)

Coving to ceiling, radiator, feature fireplace and surround with gas fire, patio doors to rear aspect leading into conservatory, two wall lights and a serving hatch to kitchen.



Conservatory

UPVC double glazed door to side, windows to side and rear with fitted blinds, radiator and power.

Kitchen 8'8" x 11'1" (2.66 x 3.39)

UPVC double glazed window to rear aspect, Half glazed UPVC double glazed door to side, radiator, range of base and eye level units, integrated fridge, freezer and washing machine. Double eye level fitted electric ovens, gas hob, with extractor hood, one and a half sink unit with mixer tap and drainer, cupboard housing combination boiler, tiled splash backs. Serving hatch to lounge.

Bedroom One 10'5" x 13'6" (3.20 x 4.13)

UPVC double glazed window to front aspect, coving to ceiling, two double fitted wardrobes, radiator.

Bedroom Two 8'9" x 8'9" (2.68 x 2.68)

UPVC double glazed window to the side and the front aspect, coving to ceiling, radiator, triple built in wardrobe.

Shower room

UPVC double glazed window to side, low level W.C, vanity style sink unit, shower cubicle with shower, ladder style radiator, spot lights, fully tiled walls.

Outside Rear Garden

Outside tap, garden fully enclosed by panelled fencing, garage with up and over door and door to side, half glazed potting shed, remaining of garden laid to lawn with borders with plants, shrubs and a rockery area.

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

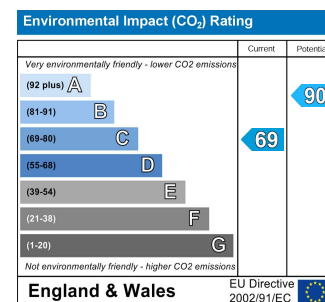
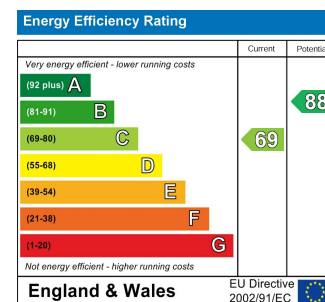
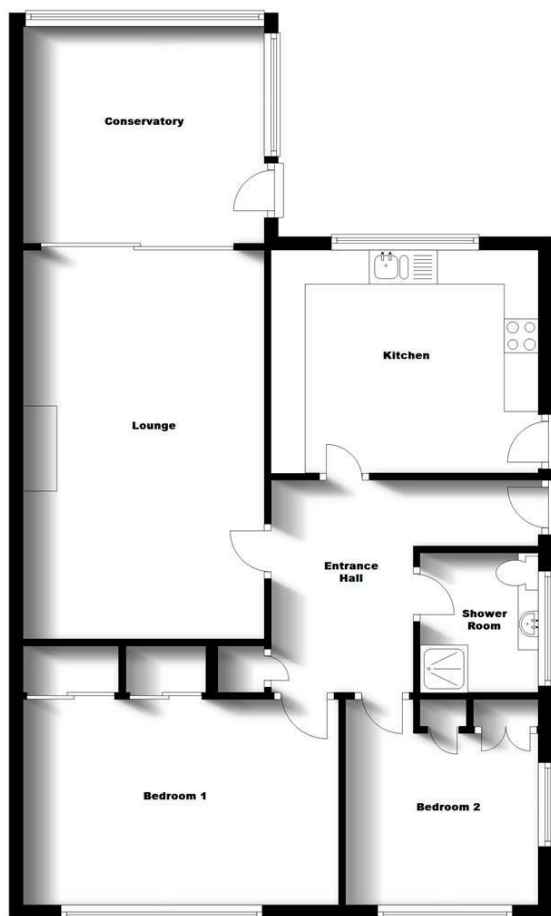
Directions For Sat Nav: CV22 7HT

Viewing

By appointment only through Crowhurst Gale Estate Agents
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