



Larch Close, Bilton, Rugby
Offers in the region of £245,000



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Crowhurst Gale Estate Agents are pleased to present this well presented detached bungalow in the highly sought after area of Beechcroft, Bilton. In brief the property comprises: entrance porch, entrance hall, lounge, kitchen/diner, two bedrooms and a shower room. Further benefits include double glazing, gas central heating, front and rear gardens, off road parking and garage. This property is offered with no onward chain.

Frontage

Foregarden laid to lawn with flower and shrub borders. Driveway providing off road parking and access to garage and rear garden. Paved path leading to.

Inner Porch

Enter via opaque double glazed door. Radiator, further door leading into entrance hall.

Entrance Hall

Access to loft space. Door to storage cupboard, radiator. Doors to:

Lounge 15'9" x 12'10" (4.81m x 3.93m)

Double glazed bay window to front aspect. Feature gas fire, coving to ceiling, radiator.



Kitchen/Diner 10'5" x 9'10" (3.20m x 3.02m)

Double glazed window to rear aspect. Double glazed opaque door to side aspect. A range of eye and base level units with roll top work 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. Fitted double oven. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted combi boiler, Tiled flooring.

Bedroom One 14'0" x 11'1" (4.27m x 3.38m)

Double glazed window to front aspect. Dado rail, coving to ceiling. Radiator.

Bedroom Two 10'8" x 10'6" (3.26m x 3.21m)

Double glazed window to rear aspect. Coving to ceiling, radiator.

Shower Room 6'9" x 6'8" (2.06m x 2.04m)

Opaque double glazed window to rear aspect. A fully tiled suite comprising: enclosed shower cubicle with electric shower fitted. Low level W.C, pedestal wash hand basin, heated towel rail.

Rear Garden

Enclosed rear garden. Mainly laid to two with two paved patio areas. Flower and shrub borders. Further potential to create parking for caravan. Greenhouse.

Garage 16'5" x 8'2" (5.01m x 2.49m)

Power and light connected. Up and over door.

Market Appraisal

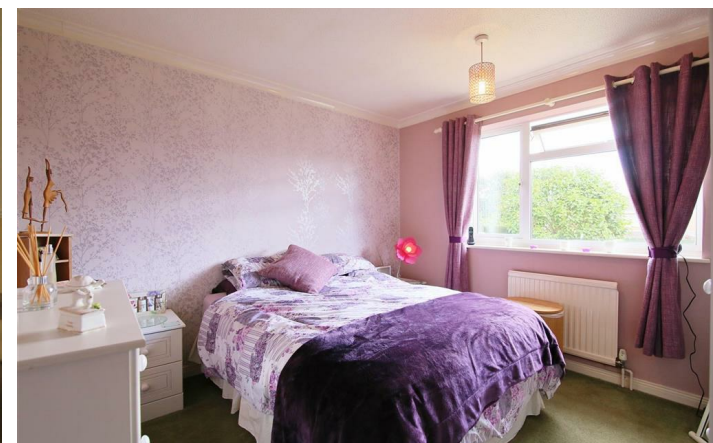
If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

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

Tenure

Freehold

Directions For Sat Nav

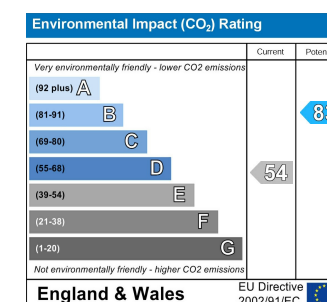
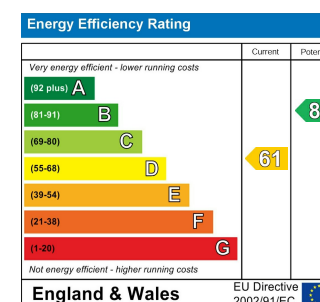
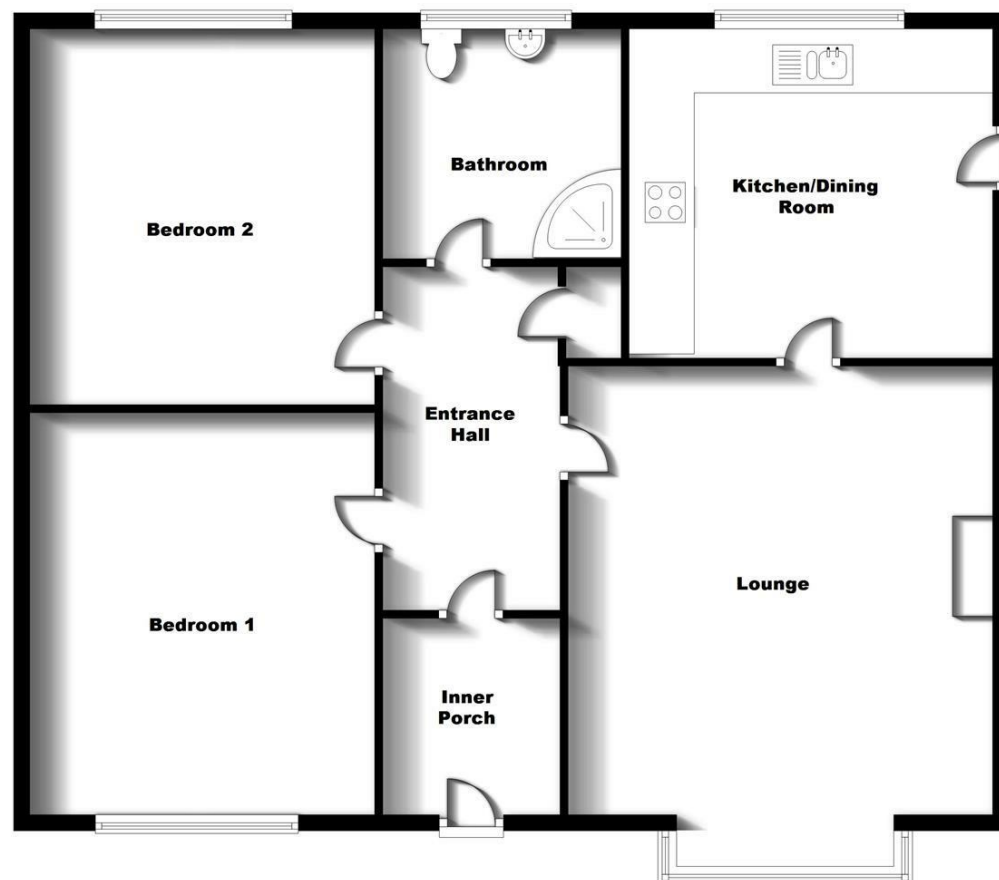
Directions For Sat Nav: CV22 7PJ

Viewing

By appointment only through Crowhurst Gale Estate Agents
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