



**Barrington Road, Bilton, Rugby**  
**£219,950**



# Barrington Road, Bilton, Rugby

Crowhurst Gale are pleased to present this semi detached property located in Bilton, Rugby. The property is well placed for local amenities and schooling for all ages. In brief the property comprises: entrance hall, lounge/diner, kitchen and study/playroom to the ground floor. To the first floor there are three bedrooms, bathroom and a separate w.c. The property further benefits from Upvc double glazing, gas central heating, south facing rear garden and off road parking to the front.

## Frontage

Blocked paved drive proving off road parking. Access to the rear garden via side gate.

## Entrance Hall

Enter via Upvc part double glazed door. Stairs rising to the first floor. Door to storage cupboard, radiator. Doors to:

## Lounge/Diner 17'9" x 10'10" x (5.42m x 3.32m x )

Upvc double glazed french doors opening into the rear garden. Further Upvc double glazed window to the rear aspect. T.V aerial point. Two radiators.

## Kitchen 13'11" x 6'3" (4.26m x 1.92m )

Upvc double glazed window to the front aspect. Upvc obscure double glazed door to the side 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 backs. Fitted four ring hob with extractor over and oven below. Space and plumbing for washing machine, space for fridge/freezer. Space for tumble dryer.



**Study/Play Room 16'10" x 7'2" (5.14m x 2.20m )**

Upvc double glazed window to the front aspect. Radiator. Ceiling spotlights.

**First Floor Landing**

Access to loft space with power and light connected and pull down ladder. Door to cupboard housing gas combi boiler and shelving below. Doors to:

**Bedroom One 11'0" 10'10" (3.36m 3.32m )**

Upvc double glazed window to the rear aspect, radiator.

**Bedroom Two 11'7" x 8'10" (3.55m x 2.71m )**

Upvc double glazed window to the front aspect, radiator.

**Bedroom Three 11'0" x 6'8" (3.36m x 2.05m )**

Upvc double glazed window to the rear aspect, radiator.

**Bathroom 8'10" max narrowing 5'10" x 5'9" (2.71m max narrowing 1.78m x 1.76m )**

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: bath with shower fitted over. Wash hand basin. Heated towel rail.

**W.C**

Upvc obscure double glazed window to the side aspect. Low level w.c. Radiator.

**Rear Garden**

An enclosed rear garden with paved area ideal for alfresco dining, remainder mainly laid to lawn. Play bark chippings area with garden shed. Access to frontage via side gate.

**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 7HP

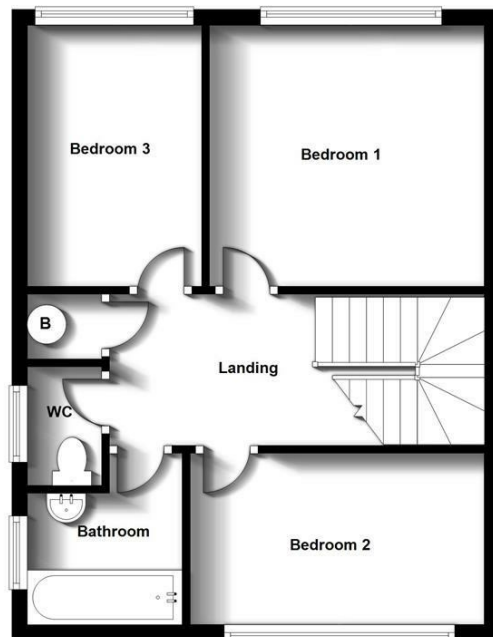
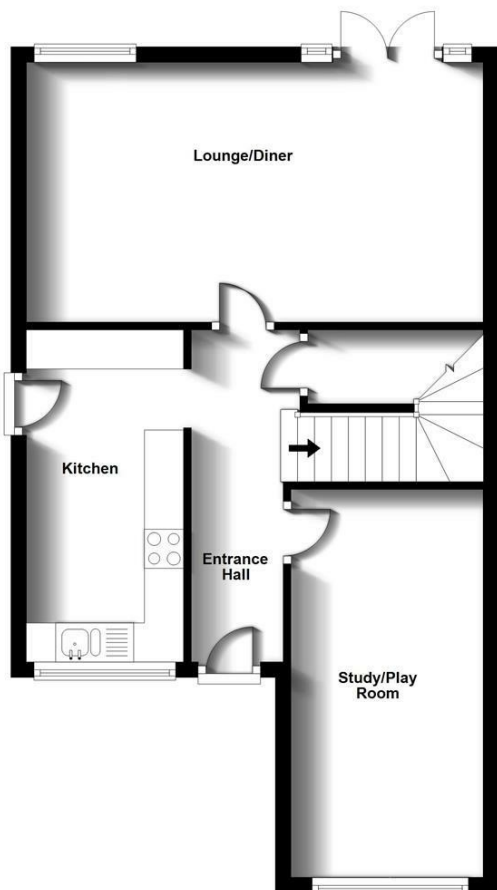
**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>88</b> <b>93</b>

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b> <b>90</b>

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