



Hillfield Road, Bilton, Rugby  
Offers over £240,000



# Hillfield Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this extended semi detached property in the popular area of Bilton. In brief the property comprises: entrance hall, lounge, extended open plan kitchen/diner/living room and a shower room to the ground floor. Three double bedrooms and family bathroom to the first floor. Further benefits include: double glazing, gas central, long rear garden and off road parking. This property is offered with no chain. To view call Crowhurst Gale 01788 522266.

## Frontage

Blocked paved drive providing off road parking. Shrub and tree planting area. Access to rear garden via gate to side. Storm porch with access to:

## Entrance Hall

Enter via opaque double glazed door. Stairs rising to first floor. Two understairs storage cupboards with wall mounted combi boiler. Radiator. Doors to:

## Shower Room

Opaque double glazed window to front aspect. A fully tiled suite comprising: enclosed shower cubicle, low level W.C. pedestal wash hand basin. Heated towel rail. Inset spotlights. Tiled flooring.

## Lounge 13'10" into bay x 11'8" (4.23m into bay x 3.57)

Double glazed bay window to front aspect. Feature electric fire with surround. Radiator. Coving to ceiling, feature ceiling rose, wall lights. T.V & telephone point.

## Open Plan Kitchen/Diner/Living Room



**Kitchen Area 19'5" x 6'5" (5.92m x 1.96m )**

Double glazed window to 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. Space for cooker. Space and plumbing for washing machine & dishwasher. Space for fridge/freezer and tumble dryer. Door to storage cupboard. Inset spotlights, light tunnel.

**Dining Area 17'11" x 10'7" (5.48m x 3.25m )**

Double glazed sliding patio doors onto rear garden. Opaque double glazed door to rear aspect. Inset spotlights, light tunnel, radiator. Opening into:

**Living Room 12'0" x 11'2" (3.66m x 3.41m )**

Feature gas fire. T.V & telephone point. Radiator, wall lights.

**First Floor Landing**

Opaque double glazed window to side aspect. Access to loft via pull down ladder. Loft space boarded and light connected. Door to overstairs storage cupboard with shelving. Doors to:

**Bedroom One 14'2" into bay x 9'2" (4.32m into bay x 2.81m )**

Double glazed bay window to front aspect. Radiator. Two fitted wardrobes.

**Bedroom Two 12'0" x 11'3" (3.66m x 3.44m)**

Double glazed window to rear aspect. Radiator. Door to storage cupboard.

**Bedroom Three 10'9" x 8'2" (3.29m x 2.51m )**

Two double glazed windows to front aspect. Radiator, fitted wardrobe.

**Bathroom 6'4" x 5'11" (1.95m x 1.81m )**

Opaque double glazed window to rear aspect. A fully tiled suite comprising: panelled bath with shower fitted over, low level W.C, pedestal wash hand basin. Heated towel rail, extractor.

**Rear Garden**

A long rear garden with wooden decked area with outside tap and power point. Remainder laid to lawn with water feature and ponds. Picket fence and timber gate leading to further lawn area with potting shed and timber garden shed. Various trees and shrubs. Enclosed by timber fencing. Access to side with bin store and storage.

**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.

**Tenure**

Freehold

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: C

**Directions For Sat Nav**

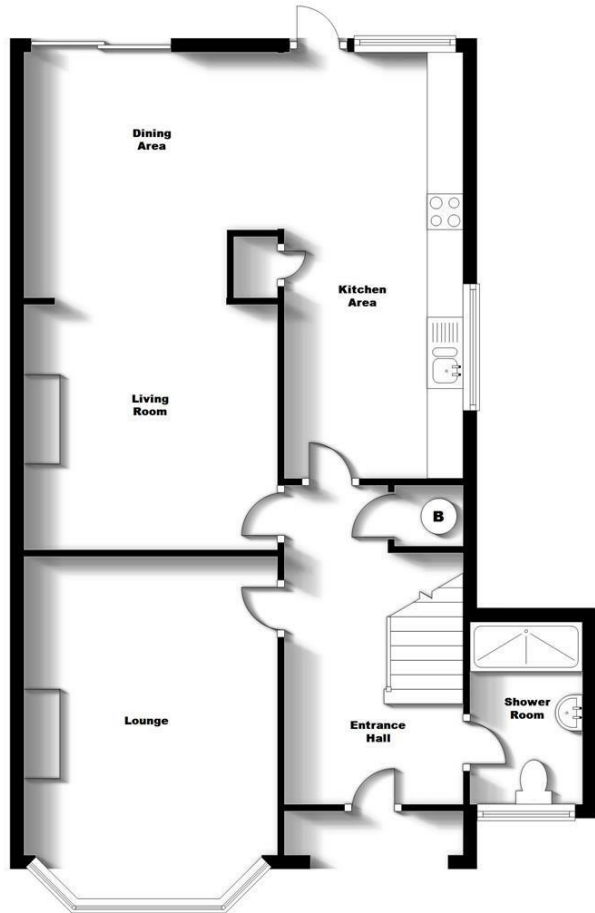
Directions For Sat Nav: CV22 7EW

**Viewing**

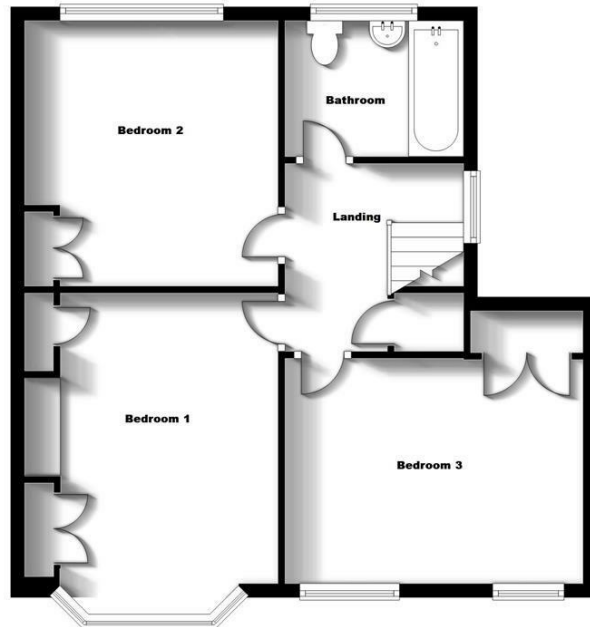
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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