



Evans Road, Bilton, Rugby
£220,000



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Crowhurst Gale Estate Agents are pleased to present this semi detached bungalow in the popular area of Bilton, conveniently located close to amenities and a regular bus service to Rugby Town Centre. In brief the home comprises: entrance porch, entrance hall, lounge, kitchen, two bedrooms and a bathroom. Further benefits include double glazing, gas central heating, front and rear gardens, detached single garage and parking to the rear. Call Crowhurst Gale Estate Agents to book your viewing 01788 522266.

Frontage

Mainly laid to lawn. Step paved pathway leading to entrance door. Timber gate giving pedestrian access to rear garden.

Porch 7'1" x 4'7" (2.16m x 1.41m)

Enter via double glazed doors with double glazed windows to three sides. Tiled flooring. Glazed door into:

Entrance Hall

Door to storage cupboard with shelving. Access to loft space. Tiled flooring, radiator. Doors to:

Kitchen 9'8" x 8'6" (2.96m x 2.61m)

Double glazed window to rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and swan neck mixer tap over. Tiled splash back areas. Fitted four ring gas hob with extractor over and fan assisted electric oven below. Space and plumbing for washing machine. Vertical chrome radiator, inset spotlights, tiled flooring.



Lounge 15'7" x 10'0" (4.77m x 3.06m)

Double glazed sliding patio doors leading to patio area. Feature gas fire with living flame fire, marble composite back plate and hearth. Covling to ceiling, wall lights, T.V aerial point. Radiator.

Bedroom One 13'1" x 10'0" (4.00m x 3.06m)

Double glazed window to front aspect. Fitted dressing table with draws, a range of fitted wardrobes. Radiator.

Bedroom Two/Dining Room 9'11" x 8'7" (3.04m x 2.63m)

Double glazed windows to front and aspects. Covling to ceiling, radiator.

Bathroom 5'6" x 6'1" (1.68m x 1.86m)

Opaque double glazed window to rear aspect. A Fully tiled suite comprising: panelled bath with shower over. Low level W.C, pedestal wash hand basin. Heated towel rail. Extractor fan, inset spotlights.

Rear Garden

Block paved patio area with raised flower and shrub beds. Remote controlled canopy. Paved pathway leading leading to summer house. Lawn area with planting borders. Access to detached garage via personal door. Timber pedestrian gate to rear.

Garage 15'7" x 8'3" (4.75m x 2.53m)

Access via metal up and over door. Power and light connected. Window to rear aspect. Personal door into rear garden.

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

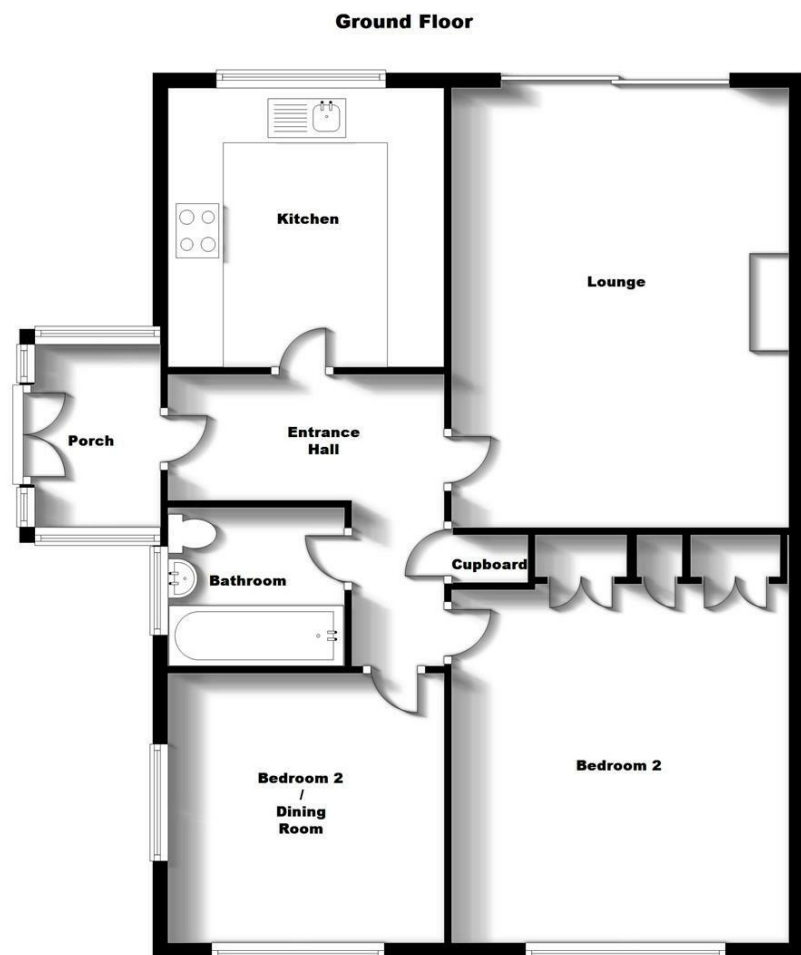
Tax Band: C

Directions For Sat Nav

Directions For Sat Nav: CV22 7HT

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	73
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	69
	EU Directive 2002/91/EC		

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