



Selborne Road, Bilton, Rugby
Guide price £230,000



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A beautifully presented traditional three bedroom semi detached home located in the popular residential area of Bilton. The accommodation comprises entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom. The property further benefits from gas fired central heating to radiators and upvc double glazing. Externally there is ample off road parking with a detached single garage to the side and a well tended rear garden. There is potential to extend the property to the side (subject to relevant planning permissions) NO CHAIN.

Entrance Hall

Stairs rising to the first floor landing. Under stairs storage cupboard. Radiator. Doors to:

Lounge 11'6" x 11'10" (3.53 x 3.62)

Feature gas fireplace with timber surround and marble hearth. Radiator. Picture rail. Bay window to the front aspect.

Dining Room 11'0" x 10'0" (3.36 x 3.06)

Window to the rear aspect. Radiator. Door to conservatory.

Kitchen 10'4" x 7'9" (3.15 x 2.38)

Fitted with a range of modern base and wall mounted units. Roll top work surface incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated electric oven. Four ring gas hob with extractor fan over. Integrated fridge. Integrated freezer. Integrated dishwasher. Space and plumbing for an automatic washing machine. Tiled to splash areas. Recessed spot lights. Wall mounted gas central heating boiler. Window to the rear aspect.



Conservatory 7'6" x 9'6" (2.30 x 2.91)

Brick and construction. Door to the side aspect.

First Floor Landing

Window to the side aspect. Loft access. Doors to:

Bedroom One 11'8" x 10'11" (3.56 x 3.34)

Window to the front aspect. Built in storage cupboard.

Bedroom Two 10'5" x 11'5" (3.18 x 3.49)

Window to the rear aspect. Radiator.

Bedroom Three 8'7" x 6'11" (2.63 x 2.12)

Window to the front aspect. Built in storage shelves. Radiator.

Bathroom 6'4" x 5'5" (1.94 x 1.66)

Fitted with a modern white suite to include panelled bath with electric shower over, W.C and a basin set within in a vanity unit with storage space. Fully tiled walls. Extractor fan. Recessed spot lights. Radiator. Opaque window to the rear aspect.

Front Garden & Parking

Mainly laid to lawn. Mature shrub and herbaceous borders. Hedgerow and dwarf wall to the boundaries. Tarmac drive providing parking for several vehicles leading to a detached single garage. Gated side pedestrian access to the rear garden.

Garage

Metal up and over door.

Rear Garden

Mainly laid to lawn. Two decked areas. Timber shed. Timber panel fencing to boundary.

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

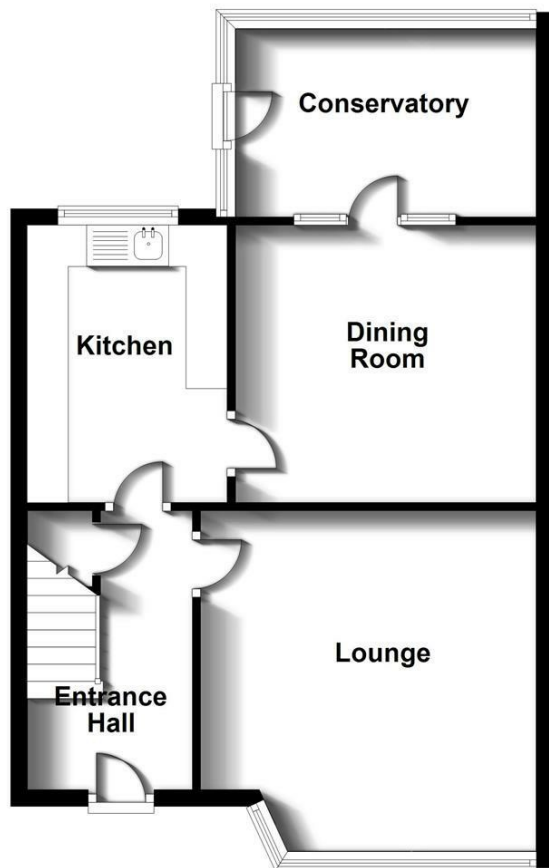
Directions For Sat Nav: CV22 7QA

Viewing

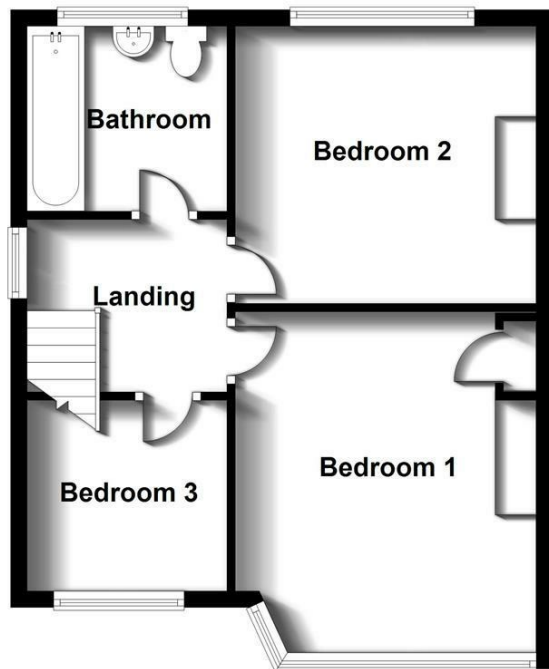
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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