



Epsom Road, Bilton, Rugby
£260,000



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Crowhurst Gale Estate Agents are pleased to present to market this extended semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for schooling of all ages and local amenities. In brief the property comprises: entrance hall, lounge, dining room, extended kitchen and bathroom to the ground floor. To the first floor there are three bedrooms. The property further benefits from: Upvc double glazing, gas central heating, rear garden, off road parking and a garage.

Frontage

Block paved drive providing off road parking. Access to the garage via up and over metal door. Access to rear garden via timber gate.

Entrance

Side entrance with access via a Upvc obscure double glazed front door with further obscure window to the side. Stairs rising to the first floor, telephone point, radiator, door to cupboard with shelving and hot water tank. Doors to:

Lounge 16'0" max x 12'11" max (4.88m max x 3.94m max)

Upvc double glazed bay window the front aspect. Feature electric fire with surround. T.V aerial point. Door to understairs cupboard, radiator.

Dining Room 11'1" x 8'9" (3.38m x 2.68m)

Upvc double glazed window to the side aspect, radiator. Cupboard housing the gas boiler. Opening into:



Extended Kitchen 13'3" x 7'0" (4.06m x 2.14m)

Upvc double glazed door into the rear garden. Upvc double glazed window to the rear overlooking the rear garden. A range of eye and base level units with work top surfaces, inset one and a half sink with drainer and mixer tap over. Tiled splash backs. Space for cooker with extractor hood over. Space and plumbing for washing machine, space for tumble dryer, space for upright fridge/freezer. Tiled flooring.

Bathroom 7'10" x 4'9" (2.41m x 1.47m)

A part tiled suite comprising: bath with electric shower fitted over. Low level w.c, wash hand basin, heated towel rail, extractor fan.

First Floor Landing

Access to loft space. Doors to:

Bedroom One 16'0" max x 10'0" (4.89m max x 3.06m)

Upvc double glazed window to the front aspect with a view of St Marks Church. Fitted wardrobe, radiator.

Bedroom Two 14'8" x 7'11" (4.49m x 2.42m)

Upvc double glazed window to the rear and side aspect. Radiator, door to storage cupboard.

Bedroom Three 8'11" x 7'9" (2.73m x 2.38m)

Upvc double glazed window to the rear aspect, radiator.

Rear Garden

Enclosed rear garden not directly overlooked with tree line to the rear. Concrete patio area, lawn with planting borders. Access to garage via wooden personal door. Access to frontage via timber gate.

Garage 16'7" x 8'2" (5.08m x 2.51m)

Up and over door to the front. Personal door to the garden. Window to the rear and side.

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**

C

Tenure

Freehold

Directions For Sat Nav

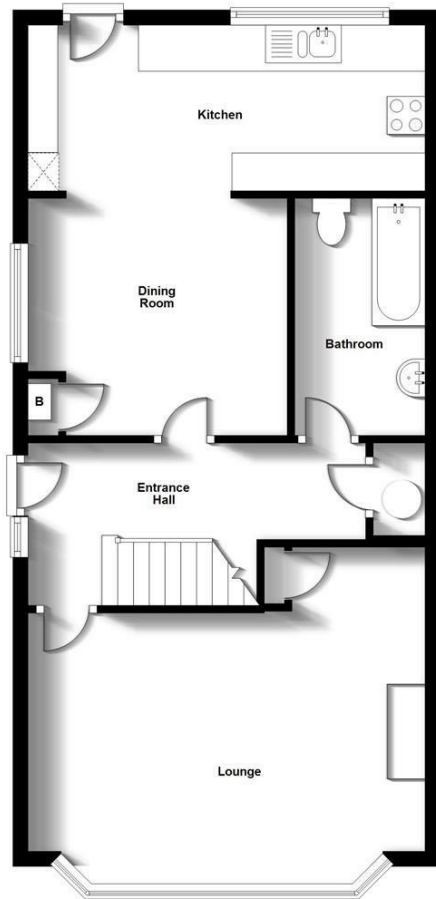
CV22 7PF

Viewing

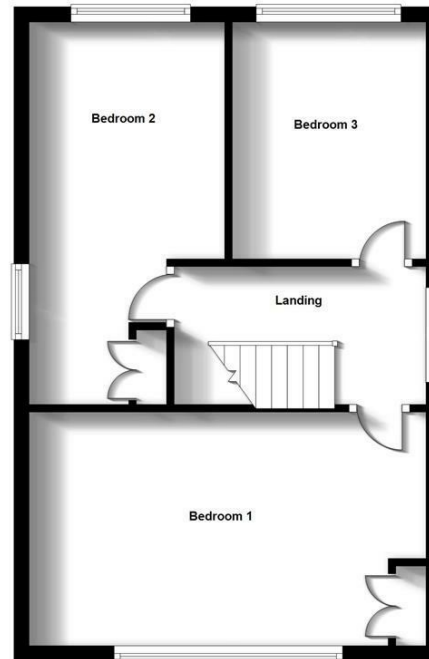
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			
(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		EU Directive 2002/91/EC	

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