Bilton Road, Rugby, Warwickshire
£299,950

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for schooling, transport links and Bilton Village with a wide range of amenities to include a post office, butchers, doctors, pharmacy, public houses, cafe's, hair and beauty salons and convenient stores. In brief the property comprises: entrance hall, ground floor wet-room with WC, lounge and separate dining room, kitchen to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits: double glazing, gas central heating, well stocked rear garden, single garage and off road parking to the front.

Frontage
Parking leading to garage. Well stocked front garden.

Entrance Hall
Stairs to first floor. Doors leading to:

Lounge 12'5" x 13'9" (3.79 x 4.21)
Bay window to front aspect.

Dining Room 10'9" x 12'2" (3.30 x 3.71)
Feature fire place. Window to rear aspect.

Kitchen 9'0" x 7'10" (2.76 x 2.40)
Fitted kitchen with built in oven and hob. Plumbing for washing machine. Window to rear aspect.

Lobby
Door to outside. Door to:

Wetroom 5'5" x 5'11" (1.66 x 1.81)
Shower fitted, washbasin and WC. Window To rear.

First Floor Landing
Window to side aspect. Doors to:

Bedroom One 14'6" x 11'5" (4.42 x 3.49)
Built in wardrobe. Bay window to front aspect.

Bedroom Two 11'4" x 12'2" (3.47 x 3.73)
Built in wardrobe. Window to rear aspect.

Bedroom Three 8'10" x 7'5" (2.70 x 2.27)
Window to front.

Bathroom 5'4" x 7'6" (1.65 x 2.29)
Bath and Washbasin. Cupboard housing Gas combination boiler.

WC
WC and window to side aspect.

Rear Garden
Well stocked rear garden. Side access with gate to the front and door to garage.

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.

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.

Mortgage Services
Crowhurst Gale can offer Panda Mortgage Services for 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.

Tax Band
Tax Band: C

Tenure
Freehold

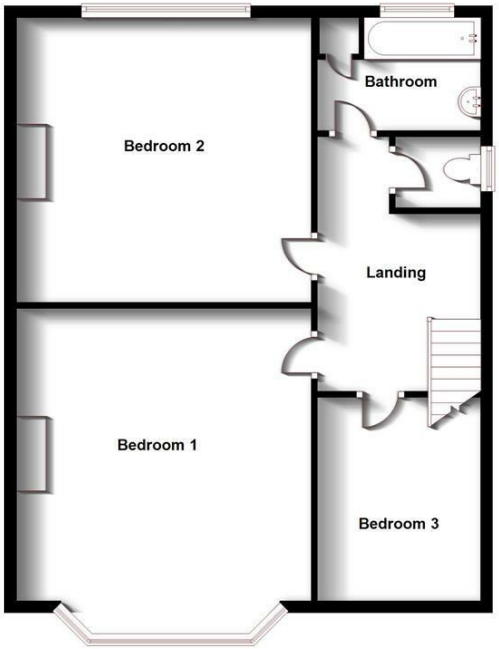
Local Authority
Rugby Borough Council

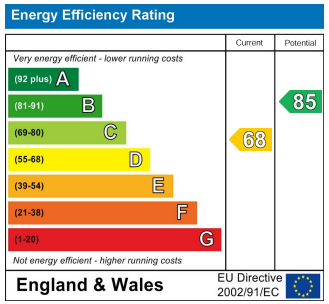
Viewing

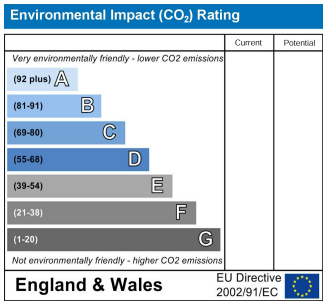
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor

First Floor







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