



Dalkeith Avenue, Bilton, Rugby
Guide Price £365,000

crowhurst
gale



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Crowhurst Gale are pleased to present this recently renovated three bedroom detached property situated in the popular Dalkeith Avenue of Bilton Village. This beautiful property briefly comprises: Entrance Hall, Ground Floor WC, Lounge, Living/Kitchen/Dining Room to the ground floor and three well proportioned bedrooms and a Shower Room to the first floor. Outside there is a parking space and a good size rear garden.

37 Dalkeith Avenue is ideally situated for Bilton Village with its excellent range of shops, amenities, and highly regarded local schools. Transport links are superb, with regular bus services, easy access to major road networks including the M1, M6, and M45, and Rugby train station just a short drive away, offering fast services to London Euston in under an hour.

This property is vacant and offered with NO CHAIN

Frontage

Small frontage with block paving leading to the side of the property.

Entrance Hall

Stair to first floor. Doors to:

Ground Floor WC

Recently fitted WC and washbasin.

Lounge 14'9" x 10'11" (4.52 x 3.33)

Bow window to front aspect.

Living/Kitchen/Dining Room 23'9" x 16'10" (7.26 x 5.15)

Fully fitted kitchen with central island. Window to overlooking the rear garden.



First Floor Landing

Access to loft. Doors leading to:

Bedroom One 16'11" x 10'11" (5.16 x 3.34)

Window to rear.

Bedroom Two 14'11" x 11'0" (4.55 x 3.36)

Window to front.

Bedroom Three 5'6" x 8'3" (1.68m x 2.51m)

Window to front.

Shower Room 5'4" x 9'5" (1.65 x 2.88)

Recently fitted shower cubicle, WC and wash basin.

Window to rear.

Walk-in Cupboard

Window to side.

Rear Garden

Mainly laid to lawn with patio area and garden shed.

Enclosed with wooden fencing.

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

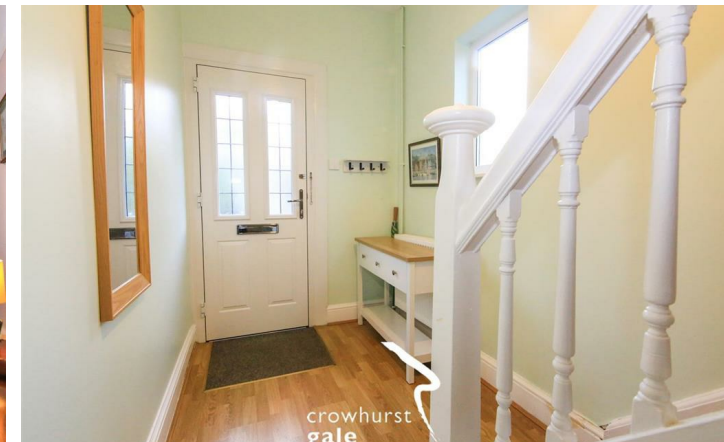
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

Tax Band

Tax Band: D

Local Authority

Rugby Borough Council



Tenure

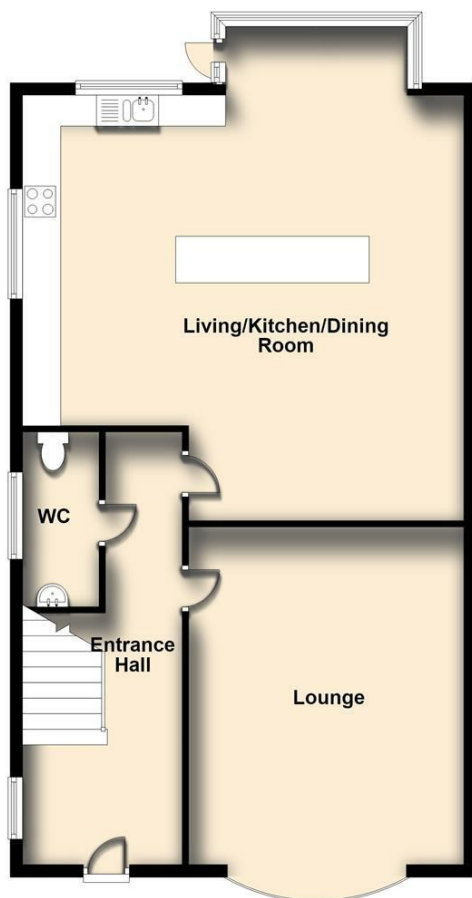
Freehold

Viewing

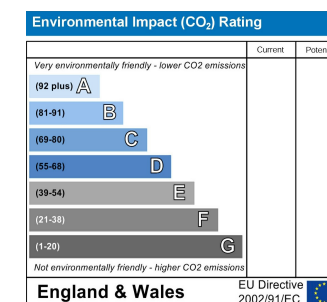
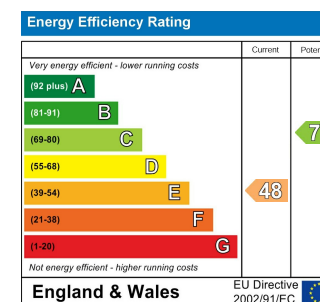
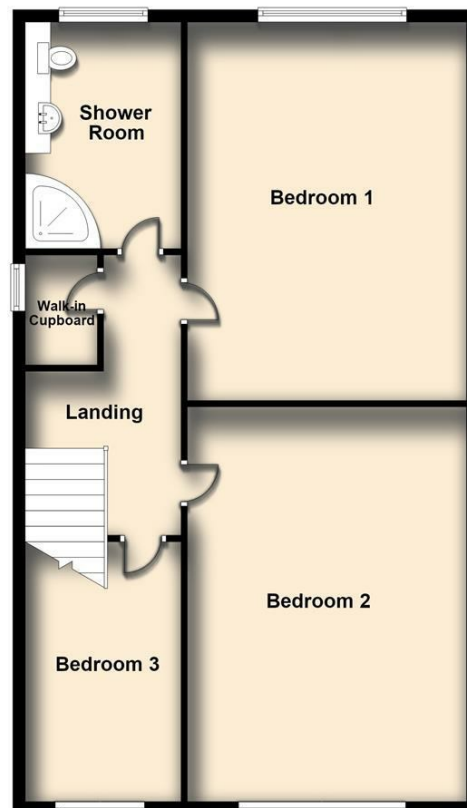
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



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