



**Epsom Road, Bilton, Rugby**  
**£195,000**





# Epsom Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this well presented detached bungalow in the sought after area of Bilton, conveniently located for good schooling, local amenities, and good access to bus routes. In brief the property comprises: entrance hall, lounge/dining room, kitchen, two bedrooms and bathroom. Further benefits include double glazing, gas central heating, well maintained front and rear gardens, off road parking and a single detached garage. This property is being offered with NO CHAIN.

## Frontage

Driveway providing off road parking. Front garden laid mainly to lawn with various shrubs and flower borders, contained within a picket fence. Access to single detached garage. Timber pedestrian gate into rear garden.

## Entrance Hall

Enter from covered porch via obscure double glazed door. Radiator. Access to loft space. Door to large storage cupboard. Door to cupboard housing electric meter and fuse box. Doors to:

## Lounge/Dining Room 16'6" x 10'4" (5.05 x 3.17)

Double glazed window to rear garden. Obscure double glazed door to rear garden, opening onto decked area. Radiator. Coving to ceiling.





**Kitchen 10'0" x 8'8" (3.05 x 2.66)**

Partially tiled. Double glazed window to rear garden. Obscure double glazed door to rear garden opening onto decked area. A range of eye and base level units with worktop surfaces and inset stainless steel sink with mixer tap over and drainer. Space and connections for all major appliances, ie: cooker, dishwasher, washing machine, clothes dryer, and fridge/freezer. Cupboard housing 'combi' boiler. Radiator.

**Bathroom**

Large fitted cabinet containing downlighters and electric shaver point. Obscure double glazed window to side aspect. A part tiled suite comprising: Panelled bath with shower over. Pedestal wash hand basin. Low flush W.C. Radiator.

**Bedroom One 13'6" x 10'5" (4.13 x 3.18)**

Large fitted wardrobe. Double glazed window to front garden. Radiator.

**Bedroom Two 9'8" x 8'11" (2.97 x 2.72)**

Double glazed window to front garden. Radiator. Rear Garden. An enclosed rear garden with a lovely outlook. Large decked area, with outdoor lighting. Remainder laid mainly to lawn. Stocked with various shrubs and flower borders. Pedestrian access to garage. Timber pedestrian gate onto driveway.

**Garage 18'4" x 10'0" (5.61 x 3.05)**

Detached garage with up and over door. Double glazed window and PVC door to rear aspect. Power and light connected.

**Rear Garden**

An enclosed rear garden with a large decked area, with outdoor lighting. Remainder laid mainly to lawn. Stocked with various shrubs and flower borders. Pedestrian access to garage. Timber pedestrian gate onto driveway.

**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.

**Tax Band**

Tax Band: C

**Tenure**

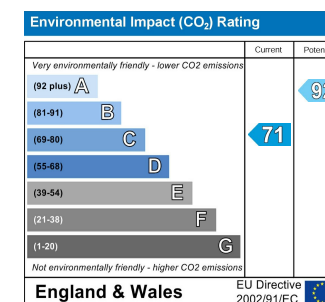
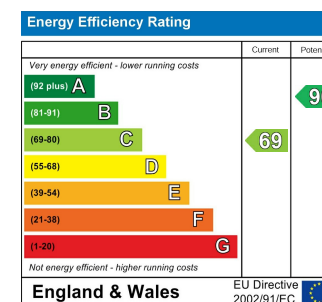
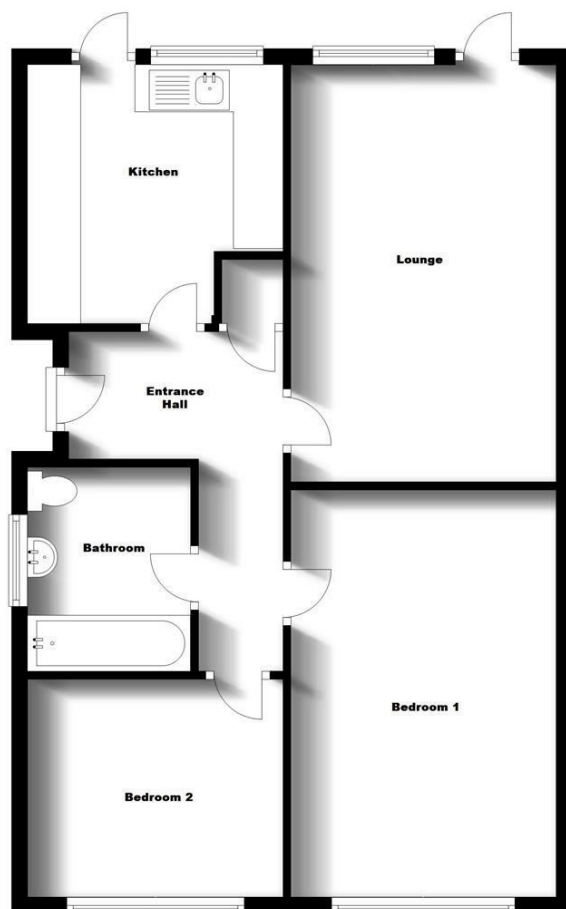
Freehold

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



**Ground Floor**



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