Frobisher Road, Bilton, Rugby
Price £135,000

crowhurst gale

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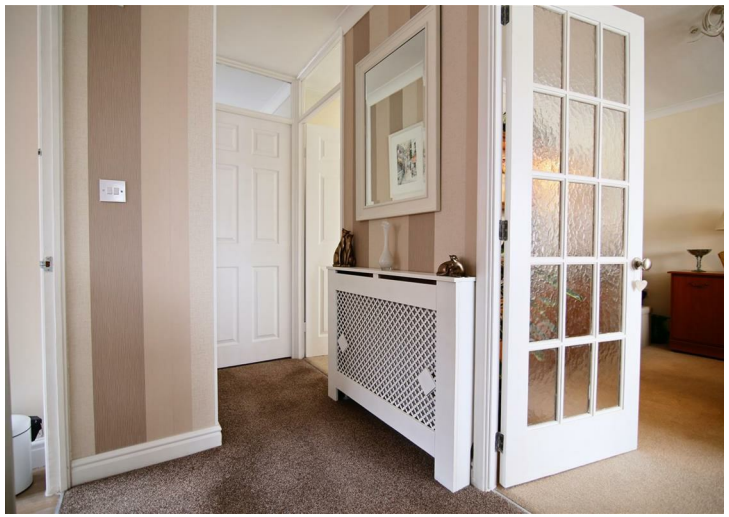
Crowhurst Gale Estate Agents are pleased to offer for sale this two bedroom first floor maisonette which is conveniently situated for local shops, schooling for all ages, Bilton village with its wide range of shops and amenities and regular bus service to Rugby town centre.
The property benefits from gas central heating to radiators and uPVC double glazed windows, with accommodation briefly comprising: entrance lobby, landing, lounge/diner, kitchen, two bedrooms and shower room.
Outside has lawned frontage with pathway at side leading to front door. Enclosed easy maintenance rear garden. GARAGE in separate block at the rear.

Entrance Lobby
Entry via uPVC double glazed opaque front door with intercom and door release system. Coat hooks providing hanging space. Coving to ceiling. uPVC double glazed window to side. Radiator. Stairs to first floor.

Landing
Access to boarded roof space via loft ladder. Storage cupboard with shelving. uPVC double glazed window to side. Radiator.

Lounge/Dining Room 18'4" x 10'8" (5.59 x 3.26)
Feature fireplace with flame effect electric fire, Adams style surround, marble hearth and back plate. TV aerial point. Coving to ceiling. uPVC double glazed window to front. Radiator.



Kitchen 8'1" x 7'0" (2.47 x 2.15)
Stainless steel sink unit and drainer with inset slimline dishwasher under and mixer tap over. Range of base units, wall cupboards and Corian marble effect work surfaces. Breakfast bar. Ceramic wall tiling. Bosch induction four ring hob with extractor fan over. Built in electric fan assisted oven. Built in washer/dryer, fridge and freezer. Coving to ceiling. Inset spot lighting. Karndean flooring. Wall mounted gas fired combi boiler for central heating and domestic hot water. uPVC double glazed window to front.

Bedroom 1 10'9" x 10'7" (3.29 x 3.25)
Range of fitted wardrobes and drawers providing hanging space and storage, top boxes with inset spot lights. Coving to ceiling. uPVC double glazed window to rear. Radiator.

Bedroom 2 10'3" x 6'9" (3.13 x 2.06)
With coving to ceiling. uPVC double glazed window to rear. Radiator.

Shower Room
With large fully tiled shower enclosure with sliding glass door. Combination vanity unit with inset wash hand basin, pillar mixer tap and low flush wc. Ceramic wall tiling. Coving to ceiling. Inset spot lighting. uPVC double glazed opaque window to side. Radiator.

Outside
Lawn area with pathway at side to front door.
Enclosed easy maintenance rear garden with paved patio, steps leading to gravel area with various flower and shrub borders. GARAGE with up and over door, power and light, situated in separate block to the rear of the property.

Other
The property is Leasehold with approximately 55 years remaining. Ground rent payable of £50 PA. However the vendor is willing to renew the lease if the asking price is achieved.

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.

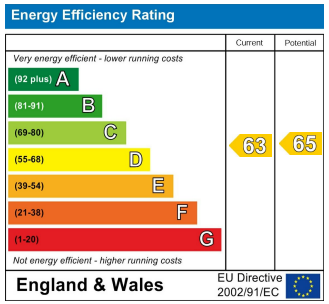
Directions For Sat Nav
Directions For Sat Nav: CV22 7JE

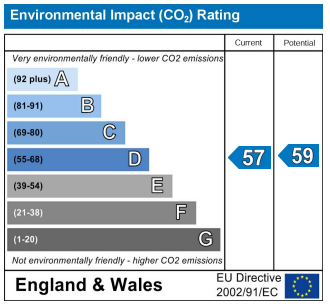
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

Local Authority
Rugby Borough Council

Tax Band
Tax Band: A

Ground Floor





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