



**Orchard Way, Bilton, Rugby**  
**Guide Price £295,000**

<https://www.crowhurstgale.co.uk/properties/24-orchard-way-bilton-rugby>



# Orchard Way, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached home located in the sought after area of Bilton, Rugby. The property is well placed for local amenities, schooling and road links. In brief the property comprises: entrance hall, lounge, dining room, kitchen to the ground floor. To the first floor there are three bedrooms and a shower room. The property further benefits from gas central heating, double glazing, front and rear gardens, off road parking and a garage. This property has potential to extend (subject to planning) and is the perfect property to make your own, there is also no onward chain.

## Frontage

Access to the garage via a up and over door. Access to the rear garden. Fore garden laid to lawn with off road parking. Wall to boundary.

## Entrance Hall

Enter via front door with obscure double glazed windows to either side. Stars rising to the first floor, radiator. Door to cupboard, doors to:

## Lounge 13'0" x 11'11" (3.98m x 3.64m)

Double glazed window to the front aspect, radiator.

## Kitchen 10'5" x 7'10" (3.18m x 2.39m)

Double glazed window to the rear and side aspect, double glazed obscure door to the side. A range of eye and base level units with work top surfaces, inset sink with drainer and mixer tap over, tiled splash backs. Space for cooker with extractor over. Space and plumbing for washing machine, space for fridge/freezer. Wall mounted gas boiler, radiator. Door into:



**Dining Room 10'4" x 9'11" (3.17m x 3.03m)**

Double glazed sliding patio doors onto the rear garden, radiator.

**First Floor Landing**

Double glazed window to the side aspect, access to loft space. Doors to:

**Bedroom One 11'6" x 8'10" up to wardrobe (3.52m x 2.71m up to wardrobe )**

Double glazed window to the front aspect, fitted wardrobes, radiator.

**Bedroom Two 11'8" x 10'5" (3.58m x 3.19m)**

Double glazed window to the rear aspect, radiator.

**Bedroom Three 8'6" max x 6'10" (2.61m max x 2.09m )**

Double glazed window to the front aspect, radiator, door to cupboard.

**Shower Room 6'1" x 5'5" (1.87m x 1.67m)**

Obscure double glazed window to the rear aspect. A part tiled suite comprising: double walk in shower, low level w.c, wash hand basin. Radiator.

**Rear Garden**

Enclosed rear garden mainly laid to lawn with central path. Access to the garage via personal door. Access to frontage via a side gate.

**Garage**

Brick built garage with up and over door to the front. Side personal door into the rear garden.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

C

**Tenure**

Freehold

**Directions For Sat Nav**

CV22 7PS

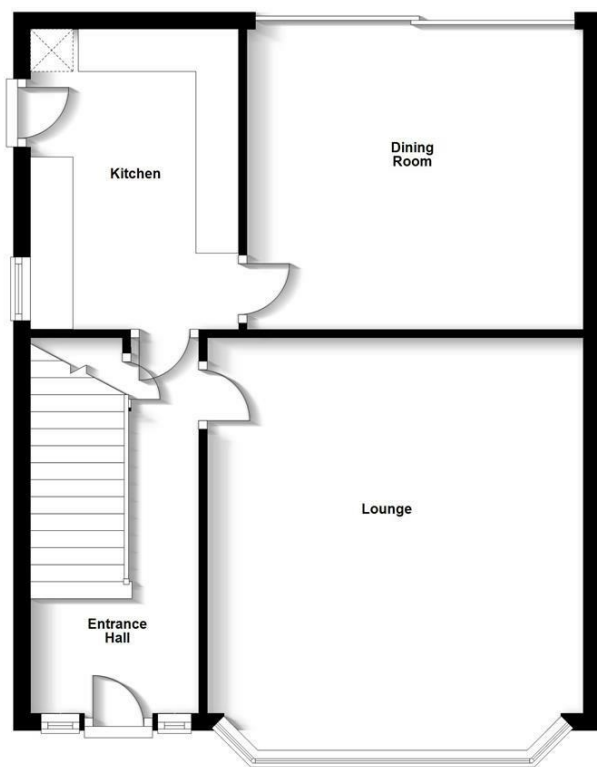
**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266

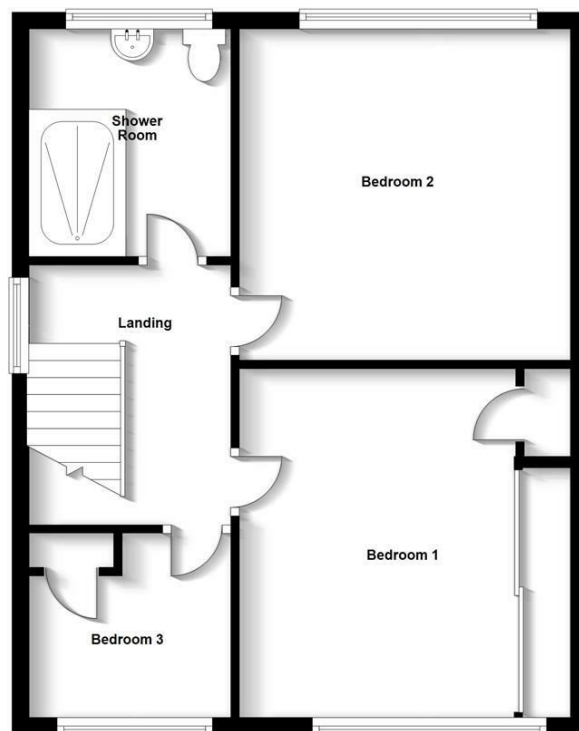




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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