Addison Road, Bilton, Rugby
Guide Price £265,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present this semi detached home located in the sought after area of Bilton, Rugby. The property is well placed for schooling of all ages, local amenities and transport links. In brief the property comprises: entrance hall, lounge, open plan kitchen/diner to the ground floor. To the first floor there are three bedrooms and a shower room. The property further benefits from double glazing and gas central heating. Off road parking to the front with a car port. Detached garage/workshop, rear garden with summer house.

Frontage
Block paved drive providing off road parking. Car port with double wooden gates giving access to garage and rear garden.

Entrance Hall
Enter via Upvc part double glazed front door with window to the side. Stairs rising to the first floor, radiator. Doors to understairs storage. Doors to:

Lounge 12'11" x 11'4" (3.96m x 3.47m)
Upvc double glazed window to the front aspect. T.V aerial point, radiator. Feature open fire.

Open Plan Kitchen/Diner 17'3" x 12'7" (5.27m x 3.84m)

Kitchen Area
Upvc double glazed door to the side. Upvc double glazed window to the rear aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Space for cooker with extractor fitted over, space and plumbing for washing machine. Space for fridge/freezer. Door to cupboard. Tiled flooring.

Dining Area
Double glazed French doors to the rear. Radiator.

First Floor Landing
Upvc double glazed window to the side aspect. Access to loft space. Door to cupboard housing the gas boiler. Further store cupboards. Doors to:

Bedroom One 13'3" x 11'3" (4.04m x 3.43m)
Upvc double glazed window to the front aspect, radiator.

Bedroom Two 11'3" x 11'2" (3.45m x 3.42m)
Upvc double glazed window to the rear aspect, radiator.

Bedroom Three 9'1" x 5'9" (2.79m x 1.77m)
Upvc double glazed window to the rear aspect, radiator.

Shower Room 6'5" x 5'8" (1.97m x 1.73m)
Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: double shower cubicle, low level w.c, wash hand basin.

Rear Garden
Enclosed rear garden with patio area. Outside tap. Paved path leading to personal door to garage/workshop. Various shrubs and plants. The remainder of the garden is mainly lawn with raised planting beds, water feature. Raised wooden decking with summer house, Green house, garden shed.

Garage 21'4" x 11'8" (6.51m x 3.58m)
Brick built. Up and over door to the front. Double glazed window to the rear. Door into garden. Power and light connected.

Summer House 10'9" x 10'7" (3.30m x 3.23m)
Timber construction. Double doors to the front onto decking. Windows to either side.

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.

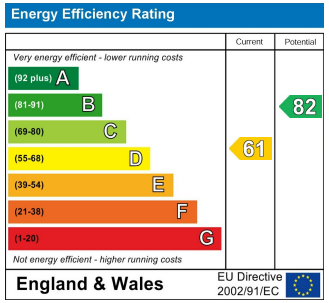
Local Authority
Rugby Borough Council

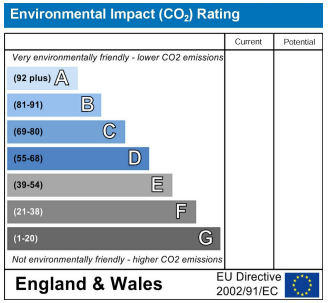
Tax Band
C

Tenure
Freehold

Directions For Sat Nav
CV22 7DA

Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266





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