**Hillfield Road, Bilton, Rugby**
**£295,000**

crowhurst gale

# Hillfield Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present this extended semi detached property in the popular area of Bilton. In brief the property comprises: entrance hall, lounge, extended open plan kitchen/diner/living room to the ground floor. Three bedrooms and family bathroom to the first floor. Further benefits include: double glazing, gas central heating, large rear garden a garage and off road parking.

**Front Garden**
Small front garden with parking area.

**Entrance Hall**
Stairs to first floor. Doors to:

**Lounge 13'11" x 11'1" (4.25 x 3.39)**
Bay window to front aspect.

**Living/Kitchen/Dining Room**
Open plan

**Living Area 10'9" x 12'6" (3.28 x 3.83)**
Cast iron fireplace with wooden surround. Through-fare into:

**Kitchen/Dining Area 12'11" x 16'2" (3.96 x 4.95)**
Fitted kitchen with storage and worktop surfaces. Window to rear aspect.

**Utility Area 9'8" x 6'0" (2.96 x 1.84)**
Plumbing for washing machine and

**First Floor Landing**
Doors to:

**Bedroom One 14'0" x 10'1" (4.27 x 3.08)**
Bay window to front aspect. Built in wardrobes.

**Bedroom Two 12'6" x 9'7" (3.82 x 2.93 )**
Window to rear aspect. Built in wardrobe.

**Bedroom Three 6'5" x 9'5" (1.98 x 2.88 )**
Window to rear aspect.

**Bathroom**
Panelled bath with shower fitted over. WC and washbasin. Window to front aspect.

**Rear Garden**
Good size rear garden which is mainly laid to lawn.

**Garage**
Single garage

**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 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.

**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.

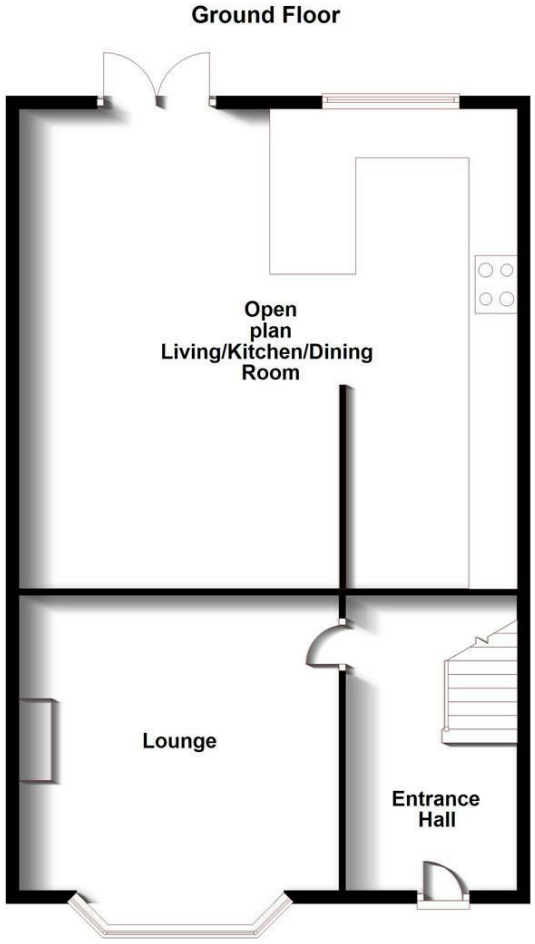
**Tax Band**
Tax Band: C

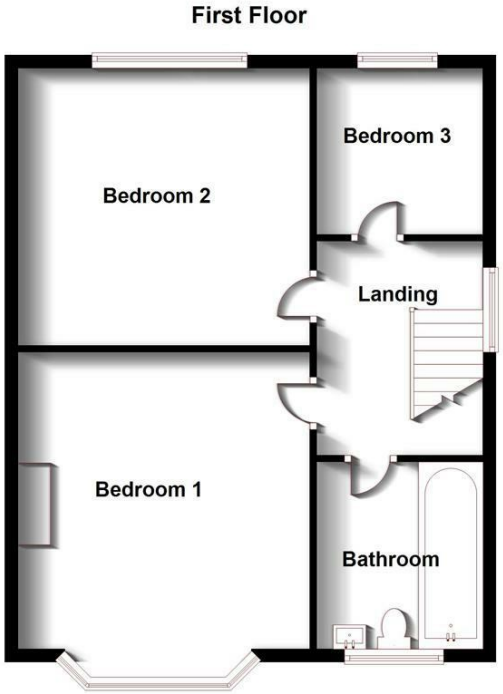
**Local Authority**
Rugby Borough Council

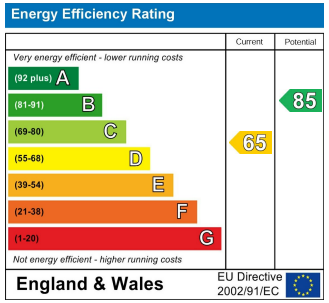
**Tenure**
Freehold

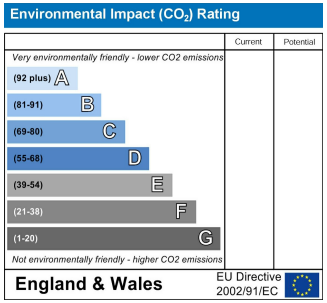
**Viewing**

By appointment only through Crowhurst Gale Estate Agents
01788 522266



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