Bilton Road, Bilton, Rugby
Guide Price £400,000

crowhurst gale

Bilton Road, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this detached home located in the sought after area of Bilton, Rugby. The property is well located for local amenities to include Bilton Village, schooling for all ages and transport links. In brief the property comprises: entrance hall, lounge, dining room, kitchen, utility area and cloakroom to the ground floor. To the first floor there are three well proportioned bedrooms and a four piece bathroom. The property further benefits from double glazing, gas central heating, front and rear gardens, off road parking and a garage. This property is offered with no onward chain.

Frontage
Driveway leading to the front of the property and garage. Various plants and shrubs. Access to to garden via side gate.

Entrance Hall
Enter via wooden and glazed door into hallway with window to side aspect, radiator, stairs rising to first floor and doors leading to:

Dining room 11'8" x 11'2" (3.57m x 3.41m)
Double glazed bay window to front aspect. Radiator. Picture rail.

Lounge 20'4" x 12'8" (6.22m x 3.88m)
Double glazed window to the front aspect. Double glazed patio doors to rear aspect overlooking the rear garden and patio area. Radiator.

Kitchen 11'3" x 12'11" (3.45m x 3.96m)
A range of fitted kitchen units with gas hobs and electric oven, built in fridge and dishwasher. Worktop surfaces. Central island unit with further storage. Door to pantry/store. Double glazed window rear.

Utility Room 5'11" x 5'9" (1.82m x 1.77m)
Gas combination boiler. Plumbing and space for washing machine. Door leading outside. Door to:

Ground Floor WC
WC and wash hand basin. Double glazed window to the rear.

First Floor Landing
Double glazed window to the side aspect. Loft hatch. Doors leading to:

Bedroom One 20'0" x 12'9" (6.11m x 3.91m)
A range of fitted wardrobes, drawers and dressing table. Double glazed windows to front and rear.

Bedroom Two 9'2" x 10'0" (2.81m x 3.06m)
Double glazed window to the side and rear aspects. Radiator.

Bedroom Three 11'3" x 9'11" (3.44m x 3.03m)
Double glazed window to the front aspect. Radiator and built in wardrobes.

Garage 21'7" x 8'1" (6.59m x 2.47m)
Remote control door for vehicular access. Power and light connected. Personnel door to rear garden.

Rear Garden
Large rear garden which is mainly laid to lawn with well stocked shrub borders. Garden shed. Access to 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 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
E

Tenure
Freehold

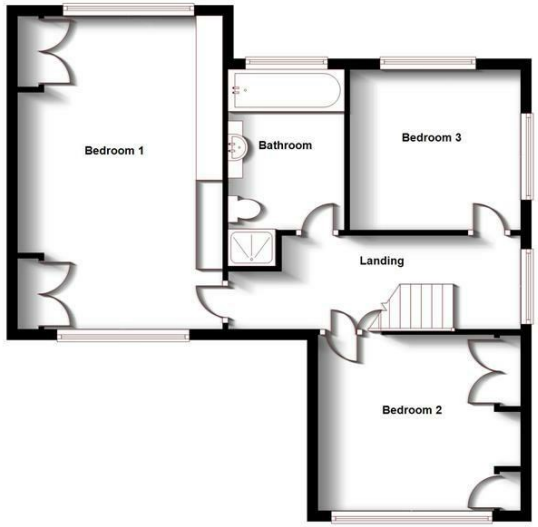
Directions For Sat Nav
CV22 7EQ

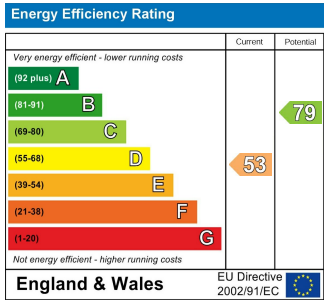
Viewing

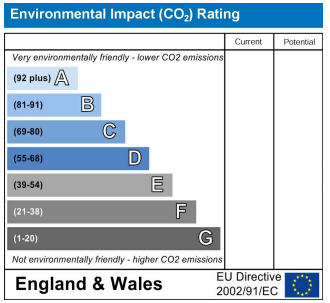
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor

First Floor







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