



**Anson Close, Bilton, Rugby**  
**£240,000**

crowhurst  
gale



# Anson Close, Bilton, Rugby

Crowhurst Gale are pleased to present this two bedroom semi detached bungalow which is situated in a quiet cul-de-sac being convenient for local shops, schooling for all ages, Sainsbury's superstore and Rugby town centre. The property benefits from gas central heating to radiators, double-glazing and accommodation briefly comprising: entrance hall, kitchen, lounge, conservatory, two bedrooms and shower room. Outside has a tarmac driveway, front garden and an enclosed rear garden. Single garage.

## Frontage

Tarmac drive leading to a single garage. Front garden has Cotwold stone chippings with various shrubs planted.

## Entrance Hall

Enter via double glazed door. Radiator. Storage cupboard. Access to loft space. Mains water stop. Doors to:

## Kitchen 11'6" x 7'10" (3.51 x 2.41)

A range of kitchen units and drawers. Sink and drainer. Gas hob and electric oven. Plumbing for washing machine. Space for fridge. Double glazed windows to rear and side aspects. Ceramic tiling. Cupboard housing 'Valliant' combination boiler.

## Lounge 16'6" x 11'5" (5.04 x 3.48)

Electric fire. Radiator. Double glazed window and door leading to Conservatory.



**Conservatory 11'2" x 7'2" (3.42 x 2.20 )**

Double glazed panels with 'French' doors leading into Rear Garden.

**Bedroom One 14'7" x 10'6" (4.46 x 3.21)**

Fitted wardrobes and dressing table with drawers. Radiator.

**Bedroom Two 9'4" x 8'9" (2.86 x 2.69 )**

Double glazed windows to front and side aspects. Radiator.

**Shower room**

Shower enclosure with shower fitted. Closed cistern WC. Wash basin set in a vanity unit. Opaque double glazed window to side.

**Rear Garden**

Lawned area with wide pathway. Enclosed with wooden fencing. Sitting area.

**Garage 15'8" x 8'10" (4.78 x 2.71)**

Up and over door. Power and light connected

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: C

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<b>85</b>
(81-91) B			
(69-80) C			
(55-68) D		<b>65</b>	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			<b>85</b>
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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