Evans Road, Bilton, Rugby
£137,500

crowhurst gale

Evans Road, Bilton, Rugby

Crowhurst Gale Estate Agents present to market this first floor maisonette with an EXTENDED LEASE. The maisonette is located in the popular area of Bilton, convenient for a range of local amenities to include a parade of shops and stores. In brief the property comprises: entrance hall, lounge/diner, two bedrooms, shower room and kitchen. The property benefits from double glazing, gas central heating and its own rear garden.

Frontage
Paved steps leading to entrance. Access to rear garden via timber gate. Outside tap.

Entrance Hall
Enter via part glazed wooden door. Stairs rising to the first floor.

First Floor Landing
Double glazed window to side aspect. Access to loft space. Doors to:

Lounge/Diner 14'6" x 9'10" (4.44m x 3.00m)
Double glazed window to front aspect. Radiator, T.V and telephone point.

Kitchen 8'2" x 7'6" (2.50m x 2.30m)
Double glazed window to the rear aspect. A range of eye and base level units, work top surfaces, inset stainless steel sink with drainer. Space for cooker and fridge/freezer. Tiled splash backs. Ceiling spotlights. Door to cupboard housing gas combi boiler, space and plumbing for washing machine.

Bedroom One 14'10" x 10'9" (4.54m x 3.30m)
Double glazed window to the rear aspect, radiator.

Bedroom Two 11'1" x 5'7" widening 8'9" (3.38m x 1.72m widening 2.69m)
Double glazed window to front and side aspect, radiator.

Shower Room 6'4" x 4'7" (1.95m x 1.41m)
Double glazed obscure window to the side aspect. A part tiled suite comprising: fully tiled shower cubicle. Low level w.c, wash hand basin. Tiled flooring, extractor.

Rear Garden
Enclosed rear garden mainly laid to lawn.

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.

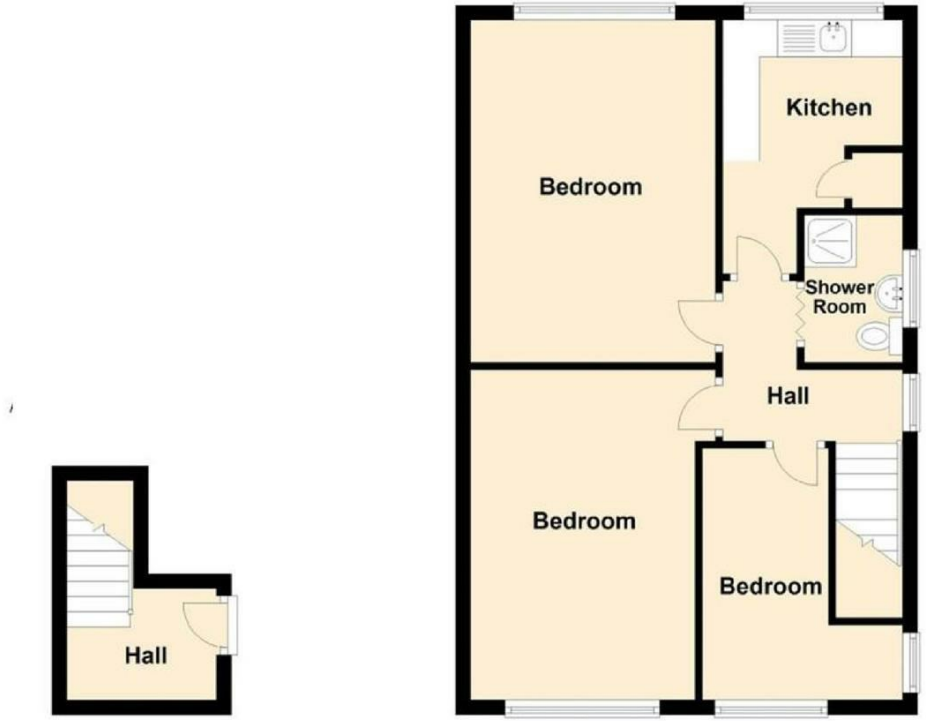
Local Authority
Rugby Borough Council

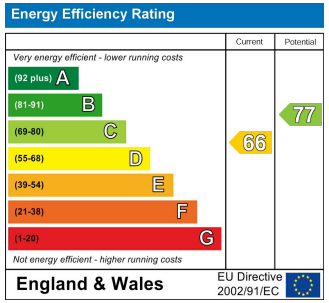
Tax Band
Tax Band: A

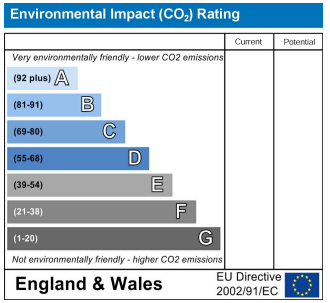
Tenure
Leasehold
132 Years remaining on the lease
£100 Per year Ground Rent

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Directions For Sat Nav
Directions For Sat Nav: CV22 7HT







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

crowhurst gale