



**Frobisher Road, Bilton, Rugby**  
**Offers Over £250,000**



# Frobisher Road, Bilton, Rugby

Crowhurst Gale Estate Agents present to market this semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for local amenities, schooling for all ages and a regular bus service. In brief the property comprises: entrance porch, lounge/diner, kitchen, utility area, sunroom, cloakroom and a bedroom with an en suite shower room to the ground floor. To the first floor there are three bedrooms and a bathroom. The property further benefits from: double glazing, gas central heating, rear garden and off road parking to the front. This property would benefit from modernisation and is offered with NO CHAIN.

## Frontage

Block paved drive proving off road parking. Lawn area. Access to rear garden via side pedestrian gate.

## Entrance Porch

Enter via obscure double glazed front door. Double glazed obscure window to the side aspect. Radiator. Door to:

## Lounge/Diner 22'6" x 10'9" max narrowing to 9'0" (6.86m x 3.29m max narrowing to 2.76m )

Double glazed window to the front aspect. Double glazed sliding doors opening onto the sunroom. Feature gas fire, radiator. Stairs rising to the first floor. Doors to:

## Kitchen 13'0" max x 7'6" (3.98m max x 2.30m)

Window to the rear aspect. Door into utility area. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fitted four ring hob with extractor over. Fitted oven. Space for fridge/freezer. Radiator. Door into:



**Utility Area 7'4" max narrowing 6'6" x 11'7" (2.24m max narrowing 1.99m x 3.55m)**

Glazed door to the rear garden. Windows to the side aspect. Base level units with work top surfaces, inset sink with drainer. Space and plumbing for washing machine. Door to:

**Cloakroom**

Obscure window to the rear aspect. Low level w.c. wash hand basin.

**Sunroom 10'4" x 6'3" (3.15m x 1.93m )**

Glazed door to the rear garden. Windows to the side and rear aspect. Power points.

**Bedroom Four 14'11" max narrowing to 9'6" x 7'5" max (4.56m max narrowing to 2.90m x 2.28m max)**

Double glazed window to the front aspect. Radiator, door to cupboards. Door into:

**En Suite Shower Room 6'0" x 5'10" (1.83m x 1.78m )**

A fully tiled suite comprising: walk in shower cubicle, low level w.c. wash hand basin. Heated towel rail, tiled flooring. Extractor fan.

**First Floor Landing**

Access to loft . Door to cupboard. Doors to:

**Bedroom One 9'6" x 8'11" (2.90m x 2.72m )**

Double glazed window to the front aspect, fitted wardrobes, radiator.

**Bedroom Two 9'4" x 11'1" (2.85m x 3.40)**

Double glazed window to the rear aspect, fitted wardrobes, radiator.

**Bedroom Three 6'7" x 9'3" (2.02m x 2.83m )**

Double glazed window to the front aspect, radiator.

**Bathroom 7'7" x 5'6" (2.33m x 1.69m)**

Double glazed obscure window to the rear aspect. A part tiled suite comprising: bath with shower over. Wash hand basin, low level w.c. Heated towel rail.

**Rear Garden**

Enclosed rear garden mainly laid to lawn with a patio area. Various plants and shrubs. Garden shed, gate to side giving access to the frontage.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

C



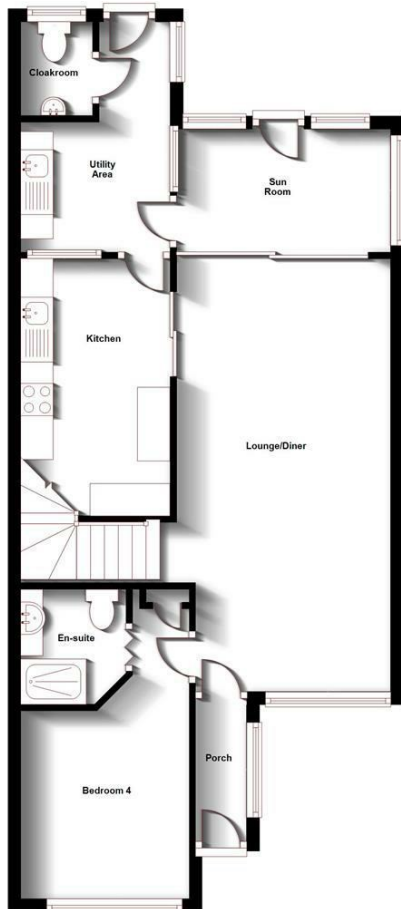
**Tenure**  
Freehold

**Directions For Sat Nav**  
CV22 7JE

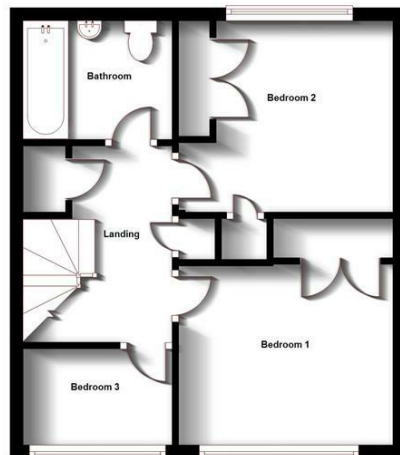
**Viewing**  
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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

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

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