Gilbert Avenue, Bilton, Rugby
Offers In Excess Of £190,000

crowhurst gale

Gilbert Avenue, Bilton, Rugby

Crowhurst Gale Estate Agents are pleased to present to market this semi detached bungalow in the sought after area of Bilton, Rugby. In brief the property comprises: entrance hall, lounge/diner, two bedrooms and a bathroom. Further benefits include: double glazing, electric central heating, front and rear gardens, off road parking and a single garage. Solar panels. To view please call 01788 522266

Frontage
Lawn area with various plants and shrubs. Driveway proving off road parking, access to garage and rear garden.

Entrance Hall
Enter via Upvc double glazed door with window to the side. Radiator. Door to:

Lounge/Diner 18'10" x 14'3" (5.76m x 4.36m)
Upvc double glazed window to the front aspect. Feature fireplace with gas fire. T.V aerial point. Radiator.

Inner Hallway
Door to storage cupboard. Doors to:

Kitchen 9'1" x 8'11" (2.78m x 2.73m)
Upvc double glazed window to the side aspect. Upvc double glazed door to the side aspect. A range of eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash backs. Fitted four ring gas hob with extractor over and electric fan assisted oven below. Space and plumbing for washing machine & dishwasher. Tiled flooring. Door to pantry.

Bedroom One 13'0" x 11'1" (3.97m x 3.39m)
Upvc double glazed window to the rear aspect, radiator.

Bedroom Two 9'5" x 8'11" (2.88m x 2.74m)
Upvc double glazed window to the rear aspect, radiator.

Bathroom 6'1" x 5'5" (1.87m x 1.67m)
Upvc obscure double glazed window to the side aspect. A fully tiled suite comprising: Bath with mains shower fitted over. Low level w.c, wash hand basin. Radiator.

Rear Garden
Enclosed rear garden with lawn area paved path leading to planting areas. Garden shed.

Garage
Up and over door. Power and light connected. Personal door into the rear garden.

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

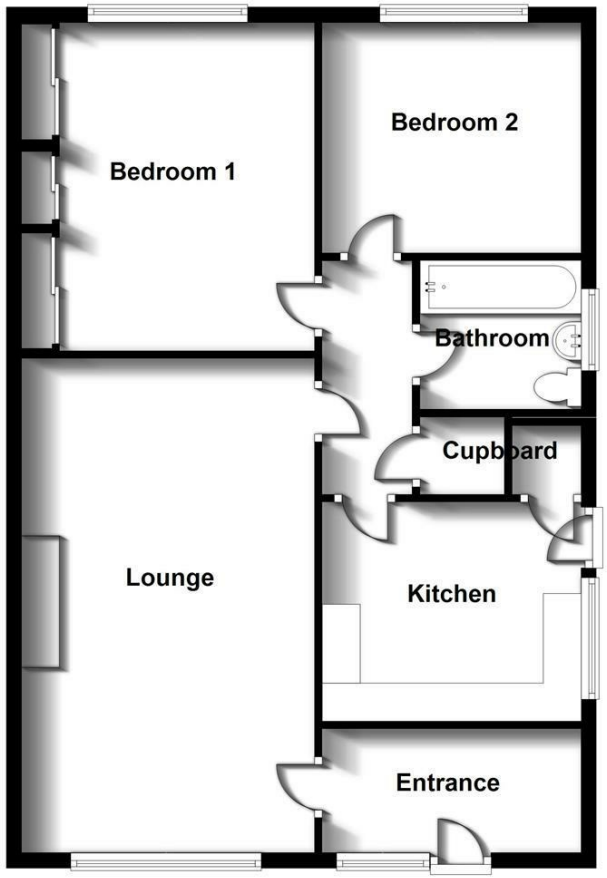
Tax Band
Tax Band: B

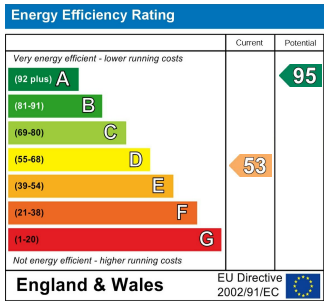
Tenure
Freehold

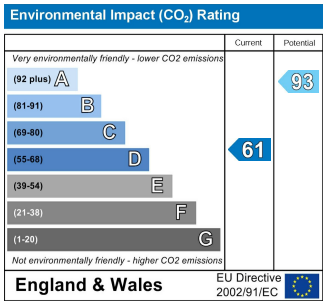
Directions For Sat Nav
Directions For Sat Nav: CV22 7BZ

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266

Ground Floor







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