Bilton Road, Rugby, Warwickshire
£435,000

crowhurst gale

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Crowhurst Gale Estate Agents are pleased to present to market this extended semi detached property located on the sought after road of Bilton Road, Rugby. The property is well situated for Rugby Town Centre, local amenities and major road links. In brief the home comprises: entrance porch, entrance hall, open plan lounge/diner, dining room, kitchen/breakfast room and cloakroom the the ground floor. To the first floor there are four well proportioned bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, ample off road parking, rear garden with a converted garage now used as an office. This property is being offered with no chain.

Frontage
Driveway providing ample off road parking. Various shrubs and plants. Hedge borders. Access to the rear garden via side timber gate.

Entrance Porch
Enter via wooden glazed door with windows to the front and side aspect. Tiled flooring.

Entrance Hall
Enter via obscure double glazed door. Wooden parquet flooring. Dog - leg staircase rising to the first floor with feature stain glass window to the front aspect. Under stairs storage cupboard. Radiator, wall lights, picture rail. Door to:

Open Plan Lounge/Diner 29'2" into bay x 11'10" (8.90m into bay x 3.63m)

Lounge Area
Double glazed bay window to the front aspect. Feature gas fire with surround. T.V aerial point, radiator. Wall lights, picture rail.

Dining area
Double glazed sliding patio doors on in to the rear garden. Radiator, picture rail.

Cloakroom
Low level w.c, vanity unit with inset wash hand basin, tiled splash backs. Radiator. Wall mounted over head cupboards.

Dining Room 11'3" x 10'5" (3.44m x 3.20)
Double window to the rear aspect, radiator, picture rail.

Kitchen/Breakfast Room 16'2" max narrowing to 9'7" x 16'5" max (4.95m max narrowing to 2.93m x 5.02m max)
Double glazed window to the front aspect. A range of eye and base level units with work top surfaces inset double sink with drainer and mixer tap over. Tiled splash backs, Space for cooker, space and plumbing for dishwasher, space for fridge/freezer. Radiator. Door to utility cupboard with wall mounted gas boiler, space and plumbing for washing machine and space for tumble dryer. Double glazed door and window to the rear aspect.

First Floor Landing
Access to loft space with ladder. Doors to:

Bedroom One 12'5" x 11'11" (3.79m x 3.64m)
Double glazed window to the front aspect, radiator. Fitted wardrobes, draws and dressing table.

Bedroom Two 12'11" x 11'11" (3.95m x 3.64m)
Double glazed window to the rear aspect, radiator. Fitted wardrobes, over head cupboards and beside tables.

Bedroom Three 13'9" x 8'1" (4.21m x 2.47m)
Double glazed window to the rear aspect, radiator. Fitted wardrobes, cupboards and dressing table.

Bedroom Four 10'0" x 8'3" (3.06m x 2.54m)
Double glazed window to front aspect, radiator. Fitted wardrobes and dressing table.

Bathroom 10'0" x 4'9" (3.05m x 1.47m)
Obscure double glazed window to the side aspect. A part tiled suite comprising bath with shower over. Low level w.c, wash hand basin. Heated towel rail, tiled flooring. Electric shave point, extractor fan.

Office
Formally a garage. Double glazed sliding patio doors to the side aspect. Window to the front aspect. Power and light connected.

Rear Garden
The rear garden is mainly laid to lawn with a patio area. Outside tap. Garden shed. Various trees and shrubs.

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

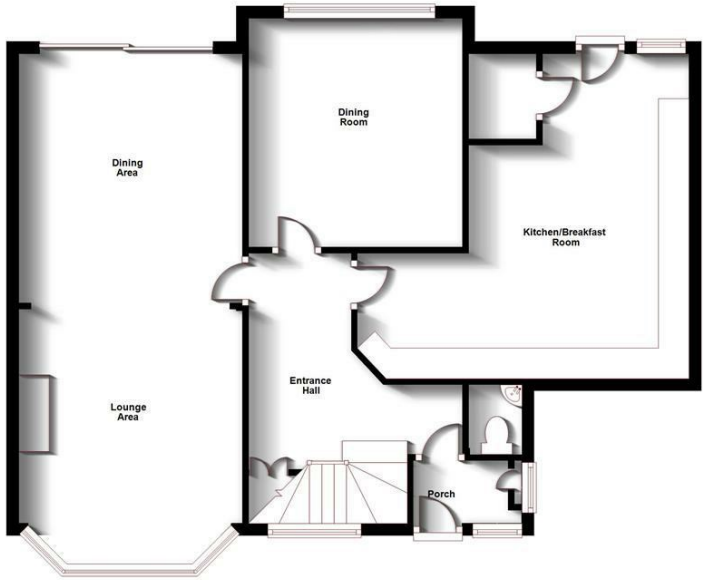
Tax Band
E

Tenure
Freehold

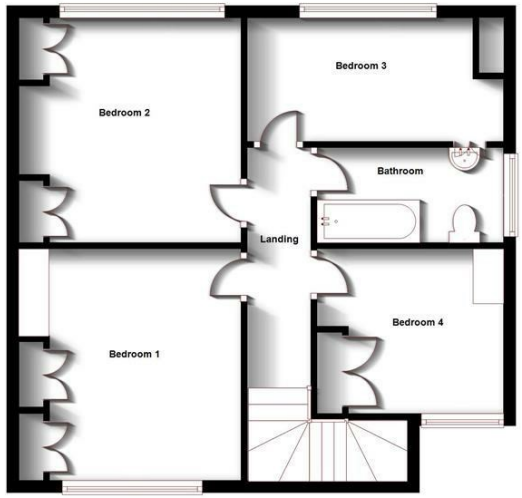
Directions For Sat Nav
CV22 7AS

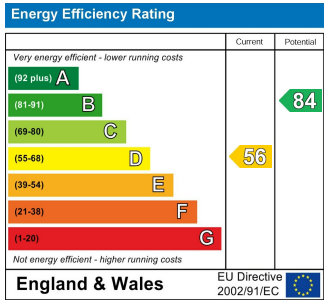
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

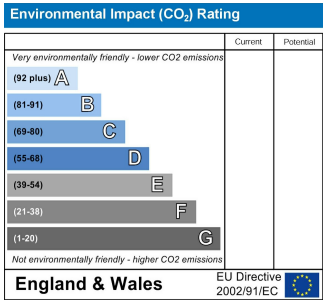
Ground Floor



First Floor







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