Main Street, Bilton, Rugby
£240,000

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Crowhurst Gale are very pleased to present to market this two bedroom terraced property in the heart of Bilton village, which offers a wealth of amenities, schools and regular bus service into Rugby Town Centre. The property further benefits from a lounge, separate dining room, fitted kitchen, a multipurpose room that could be an office or a utility room. There is a ground floor W,C and a first floor bathroom.
The property is double glazed and has gas central heating as well as an enclosed rear garden with rear access for vehicle parking. The property is in good order throughout and is offered with no onward chain.

Outside Front
Low retaining wall with railings, plants, shrubs, pathway to front door and shared side pedestrian access to rear garden.

Entrance
Via upvc door into a inner lobby, door to lounge.

Lounge 12'9" into bay x 10'10" to chimney breast 12'0" (3.89 into bay x 3.31 to chimney breast 3.68)
Upvc wood effect double glazed bay window to front aspect, radiator, picture rail and gas coal effect fire.

Dining room 10'7" to chimney breast x 11'4" (3.24 to chimney breast x 3.46)
Upvc wood effect double glazed window to rear aspect, radiator and under stairs storage cupboard.

Kitchen 6'7" x 10'5" (2.03 x 3.20)
Upvc wood effect double glazed window and half double glazed upvc door to side aspect. Range of base and eye level units, sink and drainer with mixer tap, integrated fridge/freezer, integrated dishwasher, space for washing machine, built in oven and hob with extractor hood. Wall mounted cupboard housing boiler, tiled floor and splash backs.

Multipurpose Room 5'10" x 7'1" (1.79 x 2.18)
Upvc wood effect double glazed window to side aspect, radiator.

W.C
Low level W.C, wall mounted wash hand basin with mixer tap, ladder style radiator, tiled floor and splash backs, extractor fan.

Landing
Access to loft, doors to rooms.

Bedroom One 12'2" x10'5" (3.71 x3.18)
Upvc wood effect double glazed window to front aspect, radiator, range of fitted wardrobes draws and a dressing table.

Bedroom Two 10'4" x 11'5" max (3.16 x 3.48 max)
Upvc wood effect double glazed window to rear aspect, radiator, built in cupboard with hanging rails.

Bathroom 8'0" x 10'4" (2.46 x 3.15)
Upvc wood effect double glazed window to rear aspect, vanity style unit housing sink and low level W.C, P shaped bath with shower and shower screen, ladder style radiator, airing cupboard, tiled floor and part tiled walls.

Outside Rear
Court yard with outside tap and gate. Separate garden with patio area, garden shed, lawn area with plants trees and shrubs, rear gate , parking for vehicles.

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 can offer Panda Mortgage Services for 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.

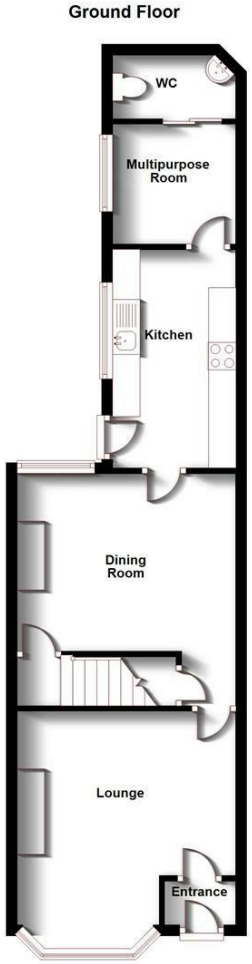
Local Authority
Rugby Borough Council

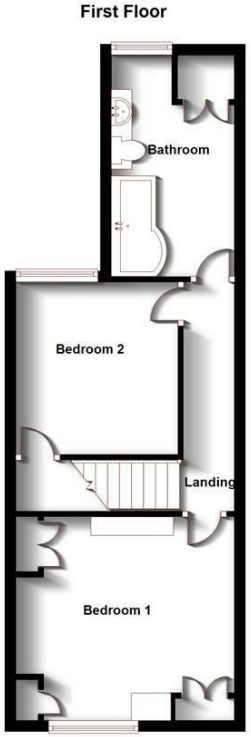
Tax Band
Tax Band: B

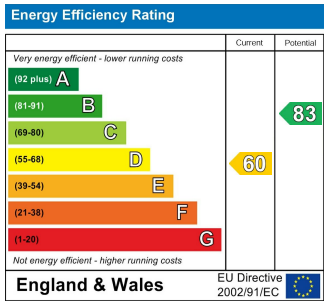
Tenure
Freehold

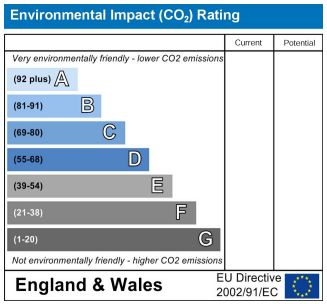
Directions For Sat Nav
Directions For Sat Nav:
CV22 7NQ

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266









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