

Alwyn Road, Bilton, Rugby
Guide Price £335,000

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Crowhurst Gale Estate Agents are pleased to present to market this beautiful semi detached home located in the sought after area of Bilton, Rugby. Ideally situated for schooling, transport links and Bilton Village with a wide range of amenities to include a post office, butchers, doctors, pharmacy, public houses, cafe's, hair and beauty salons and convenient stores. In brief the property comprises: entrance hall, lounge, dining room, kitchen and sun/garden room to the ground floor. To the first floor there are three well proportioned bedrooms and a bathroom. The property further benefits: double glazing, gas central heating, large rear garden, garage, off road parking to the front.

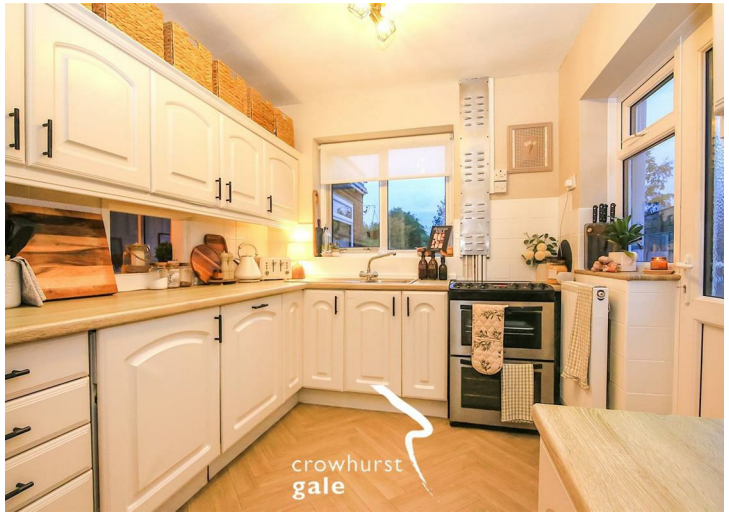
Frontage
Parking for two vehicles. Driveway leading to the side of the property approaching the single garage.

Entrance Hall
Enter via double glazed door. Stairs to first floor. Radiator. Doors to:

Lounge 13'10" x 12'6" (4.23 x 3.83)
Log burner. Double glazed half bay window to front aspect.

Dining Room 11'11" x 10'5" (3.64 x 3.20)
Radiator. Patio door to:

Sun/Garden Room 9'7" x 10'4" (2.93 x 3.16)
Double glazed windows over looking the rear garden. Door to outside. Radiator.





Kitchen 11'8" x 7'11" (3.57 x 2.42)
Stainless steel sink and drainer. A range of kitchen units. Space for cooker and fridge. Radiator. Double glazed window to rear and side. Door to outside.

First Floor Landing
Double glazed window to side aspect. Cupboard housing gas combination boiler. Access to loft.

Bedroom One 14'11" x 8'11" up to wardrobes (4.56 x 2.73 up to wardrobes)
Fitted bedroom furniture. Radiator. Double glazed half bay window to front aspect.

Bedroom Two 11'10" x 10'4" (3.62 x 3.15)
Double glazed window to rear aspect over looking Alwyn Road playing fields. Radiator.

Bedroom Three 8'7" x 8'6" (2.64 x 2.61)
Double glazed window to front aspect. Radiator.

Shower Room
Shower fitted. WC . Wash hand basin.

Rear Garden
Mainly laid to lawn with flower and shrub boarders. Timber shed.

Garage 24'1" x 10'2" (7.35 x 3.12)
Remote controlled roller door. Power and light connected.

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: C

Tenure
Freehold

Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



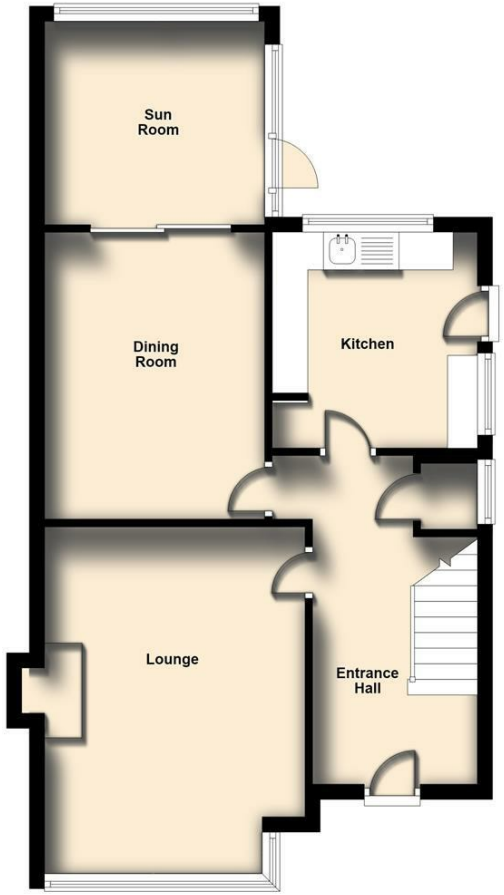




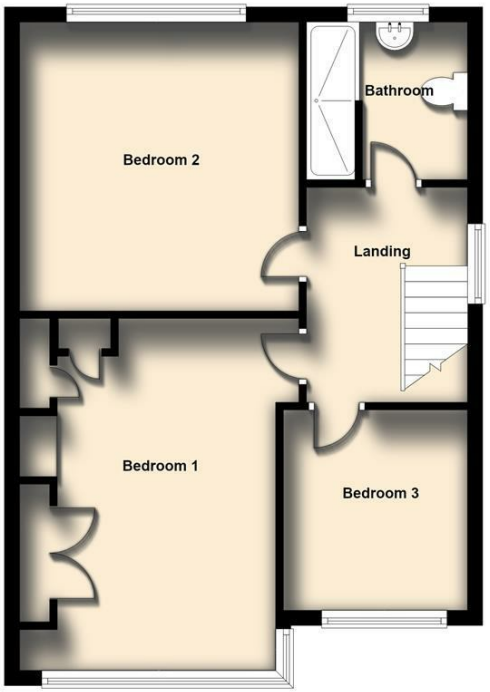




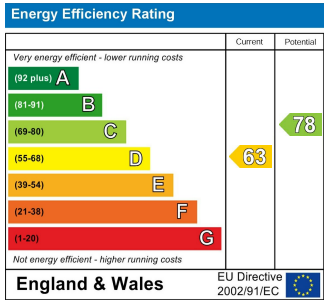
Ground Floor

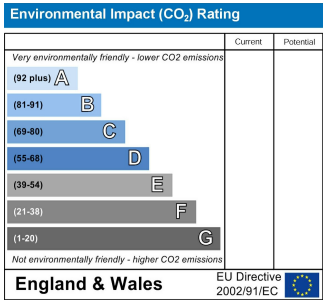


First Floor









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