



Barton Road, Bilton, Rugby
£369,950



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*****OPEN HOUSE SATURDAY 3rd June 11:00 to 13:00*****

Crowhurst Gale Estate Agents are very pleased to present to market this renovated and extended semi detached home located in the sought after area of Bilton, Rugby. The property is located in the very popular Barton Road which is ideally situated for excellent schooling for all ages, local amenities and Rugby Train Station. In brief the property comprises: entrance hall, lounge, extended living/kitchen/dining room and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from: New central heating system, Completely Re-wired, Double glazing and bi-folding doors and a large rear garden and off road parking to the front. EPC TO FOLLOW

Frontage

Gravel driveway to front and side of the property with small lawned area and raised shrub bed.

Entrance Hall

Stairs to first floor. Radiator. Understairs storage. wooden style wooden flooring. Doors to:

Ground Floor WC

WC and vanity unit wash hand basin. Gas combination boiler. Window to side.

Lounge 13'6" x 11'10" (4.14 x 3.62)

Continuation of wooden style laminate flooring. Double glazed bay window to front. Radiator.



Living/Kitchen/Dining Room 20'5" x 18'1" (6.23 x 5.53)

Inset one and a half bowl sink with base unit under, further base and wall mounted units and drawers. Island unit with further storage, breakfast bar and induction hob. Integral electric oven and microwave. Built in fridge/freezer, washing machine and tumble dryer. Two radiators. Bi-fold doors leading to patio and rear garden. Three 'Velux' windows to rear.

First Floor Landing

Double glazed window to side. Access to loft space. Doors to:

Bedroom One 14'4" x 10'11" (4.38 x 3.34)

Double glazed bay window to front. Radiator.

Bedroom Two 11'5" x 10'0" (3.48 x 3.06)

Double glazed window to rear. Radiator.

Bedroom Three 7'0" x 9'2" (2.14 x 2.80)

Double glazed bay window to front. Radiator. Storage.

Bathroom

Panelled bath with shower fitted over. Wash hand basin set within a modern vanity unit. WC. Double glazed window to rear.

Rear Garden

Paved patio area to the immediate rear with a step up to a large lawned area with 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



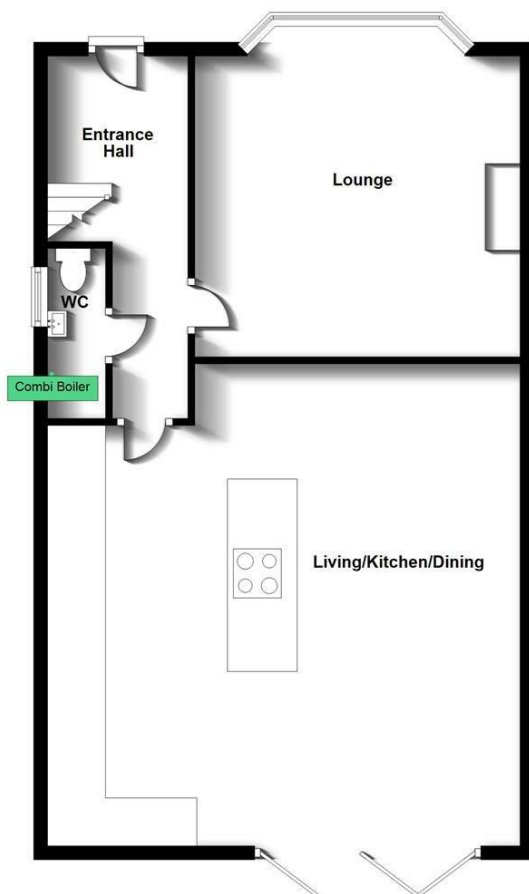
Tenure
Freehold

Tax Band
Tax Band: C

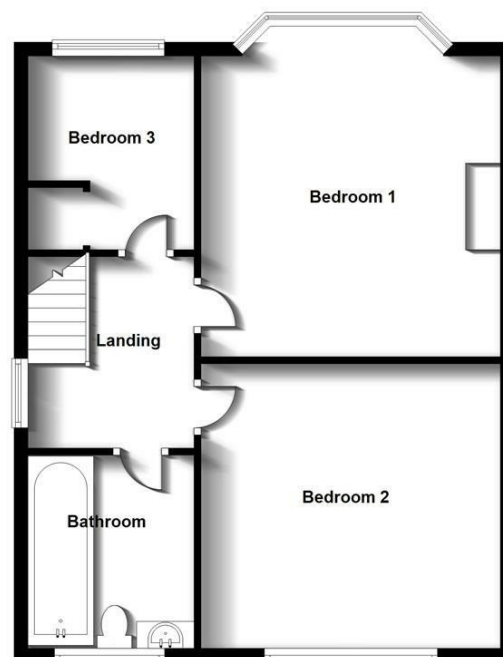
Viewing
By appointment only through Crowhurst Gale Estate Agents
01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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