



**Spicer Place, Bilton, Rugby**  
**Guide Price £425,000**



# Spicer Place, Bilton, Rugby

Crowhurst Gale estate agents are very pleased to bring to the market, this well presented four bedroom detached property with beautifully kept gardens in a sought after area of Bilton. The property is close to Bilton Village and has easy access to nearby Rugby Town Centre and excellent schooling for all ages. In brief the property comprises of lounge/dining room, fitted kitchen, ground floor wet room. The first floor comprises of four bedrooms and a refitted shower room. The property also benefits from double glazing, gas central heating, driveway, tandem garage and gardens to front and rear. The property is situated in a 'cu de sac' location and is a 'must view' for any buyers looking for the perfect family home.

## Frontage

Lawned area with driveway leading to the garage. Path leading to the side and rear of the property. Door leading into:

## Porch

Windows to front aspect. Door leading into:

## Entrance Hall

Stairs to first floor. Doors leading to:

## Wet Room 6'8" x 4'10" (2.05 x 1.48)

Electric shower. Washbasin and WC. Window to front aspect. Heated towel rail. Door to Garage.



**Kitchen 10'5" x 10'3" (3.19 x 3.14)**

Fitted kitchen with storage units and drawers. Built in hob and oven. Plumbing for washing machine and dishwasher. Breakfast bar. Window to front aspect and external door to side aspect.

**Lounge/Dining Room 20'7" x 14'0" - 10'1" x 9'1" (6.29 x 4.29 - 3.09 x 2.79)**

Window to rear aspect. French doors into:

**Conservatory 10'1" x 9'1" (3.09 x 2.79)**

Wooden and double glazed construction. Double doors into Garden.

**Bedroom One 10'11" x 9'8" (3.34 x 2.97)**

Window to rear aspect.

**Bedroom Two 10'11" x 10'9" (3.33 x 3.29)**

Window to rear aspect.

**Bedroom Three 7'3" x 9'8" (2.21 x 2.97)**

Window to front aspect.

**Bedroom Four 7'0" x 10'8" (2.15 x 3.27)**

Window to front aspect.

**Bathroom 6'5" x 7'9" (1.97 x 2.37)**

Large shower enclosure. Washbasin and WC. Window to side.

**Tandem Garage 27'6" x 7'8" (8.39 x 2.35)**

Remote controlled up and over door. Window and door to rear aspect.

**Rear Garden**

Mainly laid to lawn with bordering shrub, flower beds, various trees. Patio area.

**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**

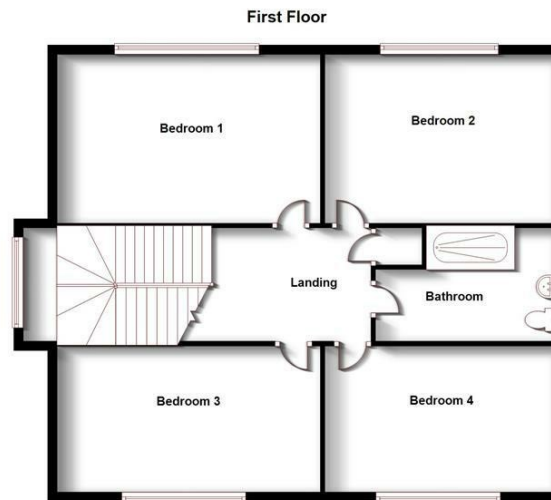
Crowhurst Gale can offer Panda Mortgage Services for professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**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.

**Tax Band**

Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

