



**Dalkeith Avenue, Bilton, Rugby**  
**£325,000**



# Dalkeith Avenue, Bilton, Rugby

Crowhurst Gale Estate Agents are delighted to offer this three bedroom semi detached property located in the highly sought after village of Bilton. In brief the accommodation comprises; Entrance hall, lounge, dining room, kitchen, utility room and ground floor W.C. To the first floor there are three bedrooms and a bathroom. This well maintained house also has the benefit of gas central heating and double glazed windows. This property is ideally located for access to a range of amenities to include schooling for all ages, a variety of shops, churches, public houses and a park. Early viewing is highly recommended.

## Frontage

Layed with slate chippings. Block paved pathway leading to the side and rear of the property.

## Entrance Hall

Enter via wooden leaded opaque glazed door. Stairs rising to first floor. Laminate flooring. Understairs storage.

## Living Room 12'11" x 12'10" (3.96 x 3.93)

Feature fireplace with gas fire and wooden surround. Double glazed bay window to front elevation.

## Dining Room 12'8" x 10'5" (3.88 x 3.19)

Laminate flooring. Feature fireplace with gas fire and wooden surround. Built in storage in alcove. Double glazed French doors leading to decked area in rear garden.



**Kitchen 7'11" x 8'4" (2.43 x 2.56)**

Sink and drainer with mixer tap over. Base unit underneath, further base and wall mounted units. Work top surfaces. Built-in gas hob and electric oven. Plumbing for dishwasher. Intergrated fridge freezer. Double glazed window to the side elevation.

**Utility Room 5'7" x 5'7" (1.72 x 1.72)**

Storage cupboard. Plumbing for washing machine and space for tumble dryer. Double glazed door leading to rear garden. Internal door leading to downstairs cloakroom.

**Cloakroom**

WC, wash hand basin, and gas combi boiler. Opaque double glazed window to the side.

**First Floor Landing**

Access to loft space with pull down hatch and loft ladder.

**Bedroom One 10'11" x 11'5" (3.34 x 3.48)**

Double glazed window to front elevation. Original feature fireplace.

**Bedroom Two 11'11" x 11'4" (3.64 x 3.47 )**

Double glazed window to rear. Original feature fireplace. Built-in wardrobe

**Bedroom Three 8'5" x 7'8" (2.58 x 2.36 )**

Double glazed window to front aspect.

**Bathroom 7'10" x 6'2" (2.39 x 1.90)**

Panelled bath with mixer tap and shower over. Wash hand basin. WC. Heated towel rail. Double glazed window to the rear.

**Rear Garden**

Layed with gravel. Few shrub borders to the sides. Layed with slate at the back of the garden. All surrounded with wooden panel fencing.

**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.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: C

**Tenure**

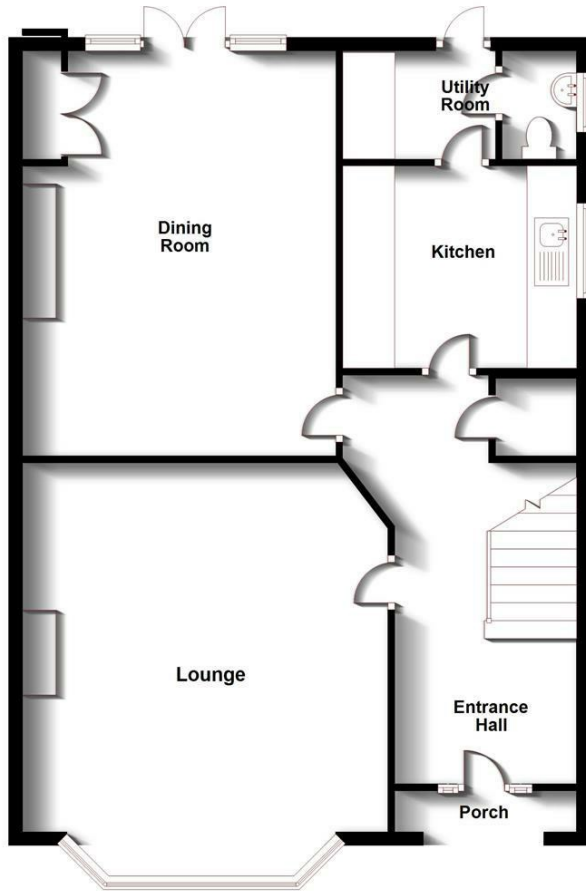
Freehold

**Viewing**

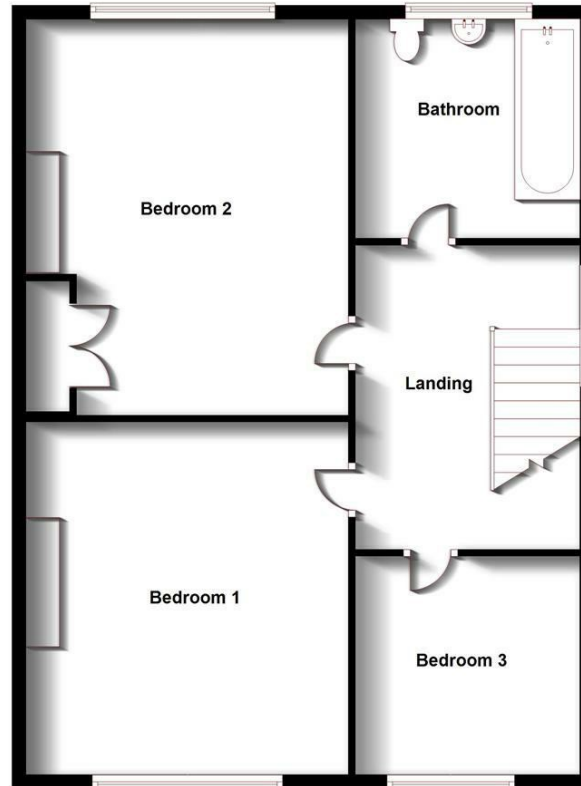
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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