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COTTAGE  
1858

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COTTAGES  
1858

2112

**Bilton Road, Rugby, Warwickshire**  
**Guide Price £225,000**



# Bilton Road, Rugby, Warwickshire

Crowhurst Gale are delighted to present this traditional two bedroom mid-terrace property which is conveniently located for Bilton Village with its wide range of shops, stores and other facilities. The property is also close to state and private schooling for all ages, Sainsbury's superstore, a regular bus service to Rugby town centre, Rugby railway station with its Intercity links and the motorway networks. The property is built of brick with a tiled roof, and benefits from gas central heating to radiators with accommodation briefly comprising: lounge, dining room/kitchen and utility to the ground floor with two double bedrooms and a large bathroom to the first floor. Outside has a small front garden and long garden to the rear.

## Lounge 13'11" x 11'5" (4.26m x 3.49m)

Fireplace (not fitted) Sash, bay window to front aspect. Radiator.

## Inner Lobby

Door to side access alleyway.

## Dining Area 11'10" x 11'4" (3.62m x 3.46m)

Log (multifuel) burner with period oak surround. Under stairs cupboard. Radiator. Sash window to rear. Opening into:

## Kitchen 17'2" x 7'1" (5.24 x 2.18)

Sash window to the rear aspect. Twin enamel sink with swan neck tap, wooden work surfaces, base and wall storage units.integrated dishwasher, fridge and freezer. Induction hob with extractor fan fitted over, electric double oven. Door to outside and door into:



**Utility With WC 7'3" x 7'2" (2.21 x 2.19)**

Window to rear and side aspects. Plumbing for washing machine. WC. Wall mounted washbasin.

**Landing**

Doors to rooms,Loft access with pull down ladder, Loft flooring being professionally fitted.

**Bedroom 1 12'10" x 12'2" (3.93 x 3.71)**

Window to front aspect. Feature cast iron fireplace. Storage cupboard. Radiator.

**Bedroom 2 12'4" x 9'8" (3.78 x 2.95 )**

Window to rear aspect. Feature cast iron fireplace. Radiator.

**Bathroom 7'3" x 16'8" (2.21 x 5.09)**

Characterful bathroom with roll topped, clawfoot bath with telephone style taps with mixer shower fitted, pedestal wash hand basin and WC. Radiator. Window to side aspect. Separate walk in shower, solid oak flooring.

**Outside**

Small fore garden and well stocked rear garden including patio area, a range of plants, shrubs, climbers, flowers, fruit trees and a vegetable plot. Wooden shed.

**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.

**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.

**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



**Tenure**  
Freehold

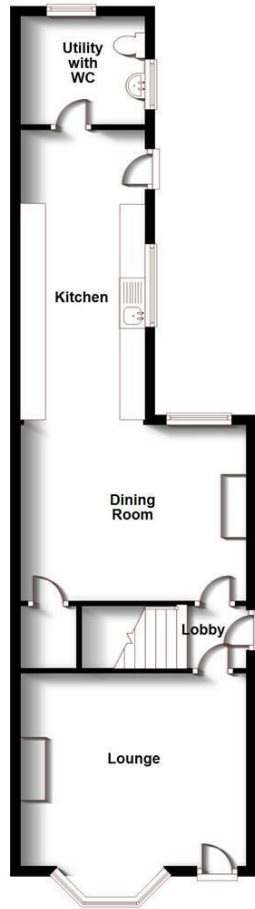
**Tax Band**  
Tax Band: B

**Viewing**

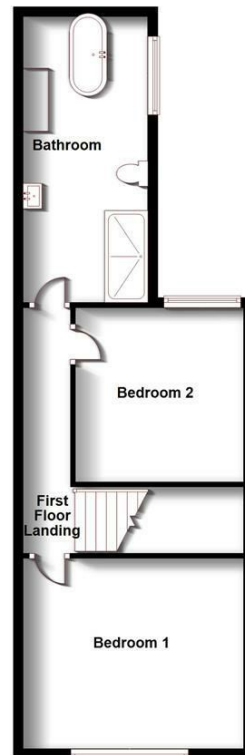
By appointment only through Crowhurst Gale Estate Agents  
01788 522266



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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