



**Beech Drive, Bilton, Rugby**  
**£400,000**





# Beech Drive, Bilton, Rugby

Crowhurst Gale are pleased to present this well presented four bedroom detached house situated in a cul-de-sac location. Beech Drive is well located for access to Bilton village and all it's amenities and also a short distance to Rugby town centre and Rugby train station and the motorway network. Accommodation in brief comprises: Entrance Hall, Cloakroom with WC, Lounge, Dining Room, Kitchen to the ground floor, Four Double Bedrooms and a Shower room to the first floor. Other benefits include double glazing, gas fired radiator heating, single garage, off road parking and enclosed rear garden. \*\*\*NO CHAIN\*\*\*

## Frontage

Driveway providing off road parking for two cars leading to the Garage. Lawned area with various shrubs.

## Entrance Hall

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

## Cloakroom

WC and wash hand basin. Opaque window to rear.

## Lounge 18'11" x 12'6" (5.79 x 3.83)

Full length double glazed window to front and further double glazed window to the side aspect. Fireplace with electric fire fitted. Two Radiators.

## Dining Room 15'7" x 9'1" (4.76 x 2.79)

Double glazed window and door to rear garden. Radiator.

## Kitchen 9'5" x 7'8" (2.89 x 2.34)

A fitted kitchen with space for cooker, fridge and dishwasher. Double glazed window to rear. Double glazed door to outside.





### First Floor Landing

Access to loft space. Airing cupboard housing hot water tank. Doors to:

#### Bedroom One 11'1" x 10'4" (3.39 x 3.15)

Double glazed window to front aspect. Radiator. Fitted wardrobes, drawers and dressing table.

#### Bedroom Two 13'10" x 7'8" (4.23 x 2.34)

Double glazed window to front and side aspects. Radiator. Fitted wardrobes.

#### Bedroom Three 12'7" x 7'11" (3.85 x 2.43)

Double glazed window to rear aspect. Radiator. Fitted wardrobe and dressing table.

#### Bedroom Four 10'10" x 7'10" (3.31 x 2.39)

Double glazed window to rear aspect. Radiator.

### Bathroom

Shower enclosure. WC and wash basin. Radiator. Opaque double glazed window to side.

### Rear Garden

Mainly laid to lawn with a circular patio area. Various shrubs and trees. Garden shed. Small outhouse with plumbing for washing machine.

#### Garage 16'3" x 8'11" (4.97 x 2.73)

Personnel door. Up and over door for vehicular access. 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.

### 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 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.

### Local Authority

Rugby Borough Council

### Tax Band

Tax Band: E

### Tenure

Freehold

### Viewing

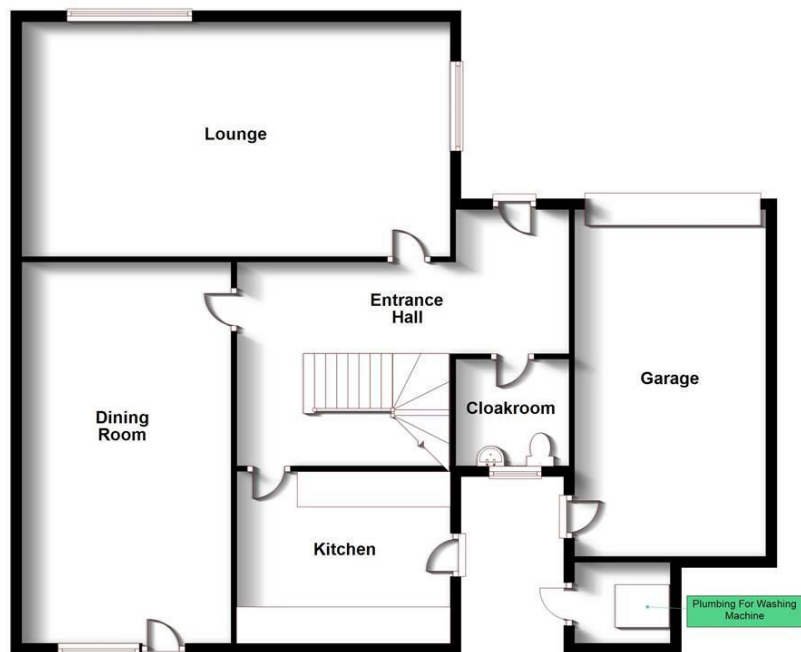


By appointment only through Crowhurst Gale Estate Agents 01788 522266

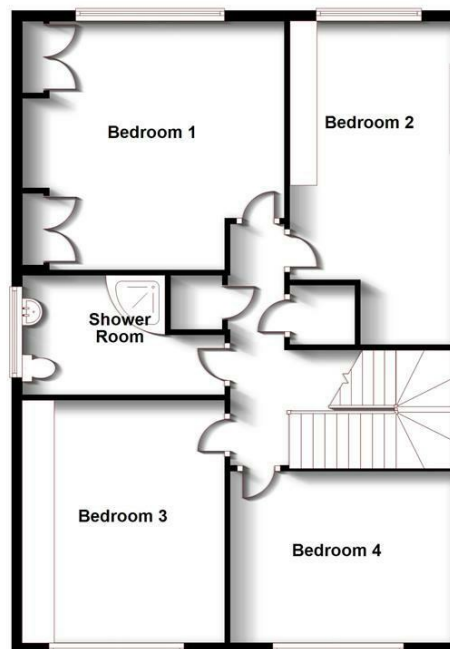




Ground Floor



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	77

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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