



Jasmine Way, Bilton, Rugby
£244,000



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Crowhurst Gale are pleased to present this well presented modern two bedroom semi-detached house located in a quiet cul-de-sac in the heart of Bilton village, with a wide range of amenities within walking distance and easy access to transport links. The accommodation briefly comprises: entrance lobby, open plan lounge/kitchen/dining room, cloakroom, two good size bedrooms and bathroom. The property further benefits from gas fired central heating, UPVC double glazing, two off-road parking spaces and an enclosed rear garden.

LOCATION

The property is located in a southern suburb of Rugby located about 1.5 miles south-west of Rugby town centre.

The Bilton area boasts an array of highly regarded first and secondary schooling including; Bawnmore, Henry Hinde & Bilton Junior. For higher education Rugby High School For Girls is a 15 minute walk away and Bilton High School is within a 10 minute walk.

ENTRANCE LOBBY

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Karndean flooring. Stairs rising to the first floor. Door to

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM 25'5" x 12'7" (7.75m x 3.86m)



KITCHEN AREA

A range of white gloss fronted eye and base level units surmounted by contrasting worksurfaces. Inset sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring black ceramic hob and extractor hood. Integrated fridge, freezer and slimline dishwasher. Recessed ceiling spotlights. Karndean flooring. Understairs space and plumbing for a washing machine. Door to the cloakroom. Opening through to:

LIVING/DINING AREA

Double glazed window and patio doors to the rear garden. Karndean flooring. Two double panel radiators. Telephone point. TV point.

CLOAKROOM

White suite comprising: pedestal wash hand basin with mixer tap and tiled splash back and a low-level close coupled toilet. Karndean flooring. Single panel radiator. Recessed ceiling spotlights. Ceiling mounted extractor fan.

STAIRS & LANDING

Single panel radiator. Loft hatch with ladder and flooring. Built-in cupboard housing a Worcester combination central heating boiler. Doors to all further first floor accommodation.

BEDROOM ONE 12'7" x 9'1" (3.86m x 2.79m)

Double glazed window to the rear aspect. Single panel radiator.

BEDROOM TWO 9'4" x 9'1" (2.87m x 2.79m)

Double glazed window to the front aspect. Single panel radiator. Built-in over stairs storage cupboard.

BATHROOM

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and panelled bath with mixer shower over. Fully tiled walls. Tile effect vinyl floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver socket. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the side aspect.

FRONT GARDEN

Two block paved parking spaces with block paved path leading to the front door which has a storm porch and carriage style courtesy light. Cracked slate fore garden planted with low flowering plants. Block paved pathway leading down the side of property to the rear gate with carriage style security lights.

REAR GARDEN

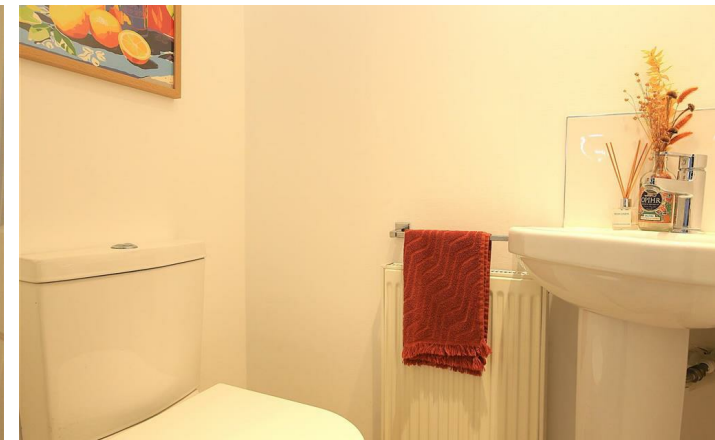
Slab patio area across the rear of the property with carriage style security light, power point and cold water tap. Timber gate leading to the side access. The remainder of the garden is laid to lawn and enclosed by timber fencing to all sides.

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

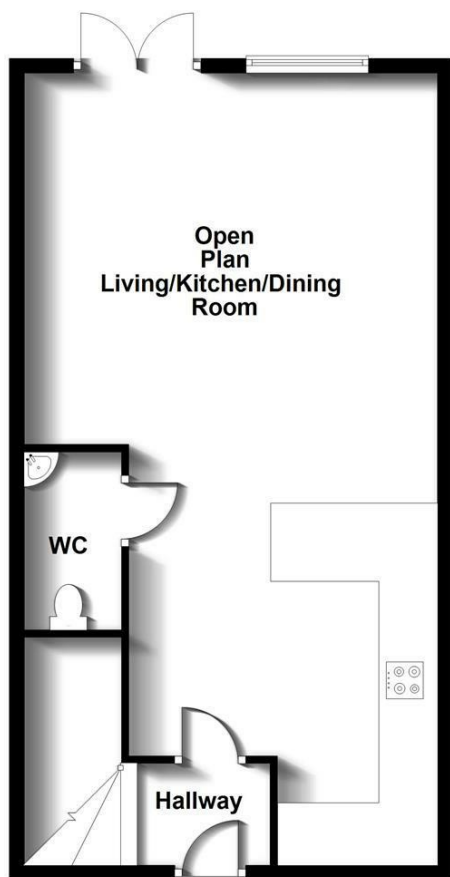
Freehold

Viewing

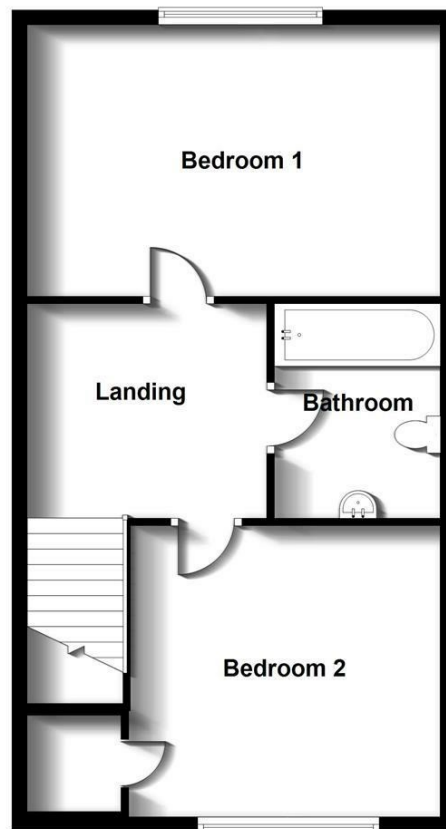
By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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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