



Bilton Road, Rugby, Warwickshire
Guide Price £350,000



Bilton Road, Rugby, Warwickshire

Crowhurst Gale are pleased to present this fantastic 1930's traditional three bedroom semi detached property, situated on the outskirts of Bilton Village. The property comprises entrance hall, lounge/dining room, kitchen/breakfast, three well proportioned bedrooms, shower room, garage, off road parking and private, well stocked rear garden. The property also benefits from double glazing and gas heating to radiators.

Frontage

Parking for several cars leading to the garage.

Entrance Hallway

Stairs to first floor and doorways to kitchen and lounge.

Lounge/Dining Room 26'4" x 11'4" narrowing to 11'1"
(8.03 x 3.50 narrowing to 3.38)

Bay window to front aspect and double doors to kitchen/dining room.

Kitchen/Breakfast kitchen 9'3" x 6'5" + 7'9" x 16'0"
breakfast (kitchen 2.82 x 1.96 + 2.37 x 4.89 breakfast)

Fitted kitchen with stainless sink with drainer, built in oven and hob, wall and base units and doors out to rear garden.

Bedroom One 13'8" x 10'5" (4.17 x 3.18)

Built in wardrobes and bay window to front aspect.



Bedroom Two 12'5" x 9'3" (3.79 x 2.84)

Feature fireplace. Window to rear aspect.

Bedroom Three 8'7" x 8'2" (2.64 x 2.50)

Window to rear aspect.

Shower Room 6'4" x 5'11" (1.94 x 1.81)

Walk in shower, wash hand basin, WC and opaque window to the front.

Rear Garden

Well stocked rear garden which is mainly laid to lawn with a patio area.

Garage 18'1" x 10'4" (5.53 x 3.15)

Personnel door and up and over door. Power 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 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.

Tax Band

Tax Band: C

Local Authority

Rugby Borough Council

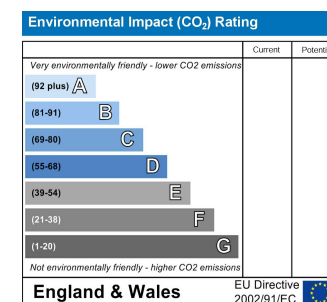
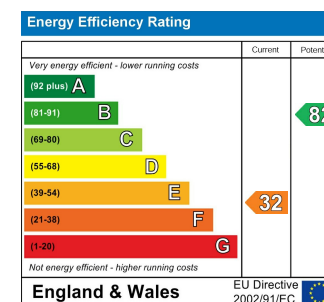
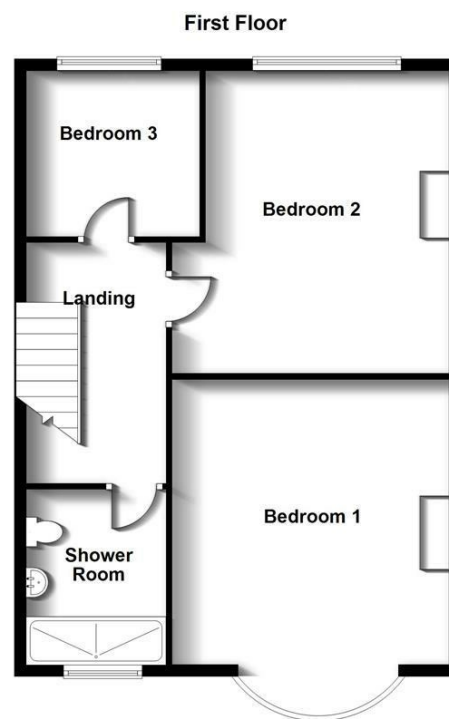
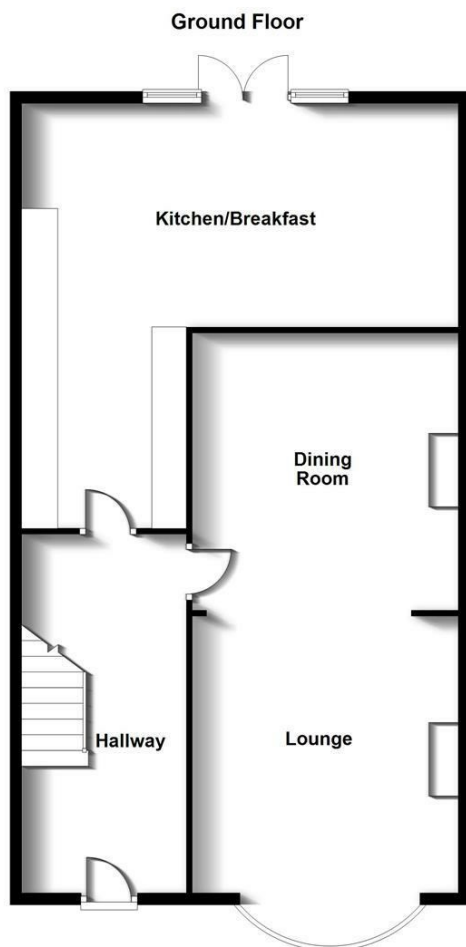
Tenure

Freehold

Viewing

By appointment only through Crowhurst Gale Estate Agents
01788 522266





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

