

**24 Gardeners End  
Bilton  
RUGBY  
CV22 7RQ**

**Guide Price £250,000**



- **TWO DOUBLE BEDROOMS**
- **LOUNGE DINING ROOM**
- **ENSUITE SHOWER ROOM AND BATHROOM**
- **LOW MAINTENANCE REAR GARDEN**
- **MODERN SEMI DETACHED HOME**
- **FITTED KITCHEN**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A well presented modern two bedroom, semi detached home situated in a cul de sac in a popular residential area of Bilton. In brief the accommodation comprises; entrance hall, modern fitted kitchen, lounge/dining room, cloakroom, two double bedrooms, an ensuite shower room and a bathroom. Externally, there is off road parking for two cars and a two tier, low maintenance enclosed rear garden. This property additionally benefits from upvc double glazing and gas radiator heating throughout.

Conveniently located for shops, amenities, well regarded schooling, and excellent transport links including the M1/M6 and M45 motorway networks. Rugby train station is only five minute drive away and operates mainline services to both Birmingham and London Euston in under an hour.

### **Accommodation Comprises**

Entry via composite door into:

#### **Entrance Hall**

Door to W.C. Storage cupboard. Further storage cupboard with space and plumbing for a washing machine. Opening through to kitchen and lounge/dining room.

#### **Kitchen**

10'0" x 6'2" (3.05m x 1.90m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric oven. Electric hob with extractor over. Space and plumbing for a dishwasher. Space for a fridge/freezer. Feature lighting. Window to front aspect.

#### **Lounge / Dining Room**

19'0" x 12'9" (5.81m x 3.90m)

French doors opening to rear garden. Stairs rising to first floor. Feature electric fire and surround. Two radiators.

#### **Cloakroom / WC**

With suite to comprise; low level w.c. and corner wash hand basin. Radiator. Window to front.

#### **First Floor Landing**

Doors off to bedrooms and bathroom. Access to boarded loft.

#### **Bedroom One**

12'9" x 12'1" (3.89m x 3.70m)

Window to rear. Storage cupboard. Radiator. Door to ensuite.

#### **Ensuite Shower Room**

With suite to comprise; shower, low level w.c. and vanity unit with inset wash hand basin. Extractor fan. Window to side.

#### **Bedroom Two**

10'5" x 8'6" (3.20m x 2.60m)

Window to front. Triple built in wardrobes. Radiator.

#### **Bathroom**

With suite to comprise; bath, low level w.c. and vanity unit with wash hand basin. Extractor. Window to side.

**Front Garden**

Parking area. Steps leading to front entrance with border to side. Block paved pathway leading to gate to rear garden.

**Rear Garden**

Patio area. Further area laid to artificial turf. Fencing to boundaries. Paved incline leading to the upper tier of the garden. Large seating area with shed. Pegoda with hot tub.

**Agents Note**

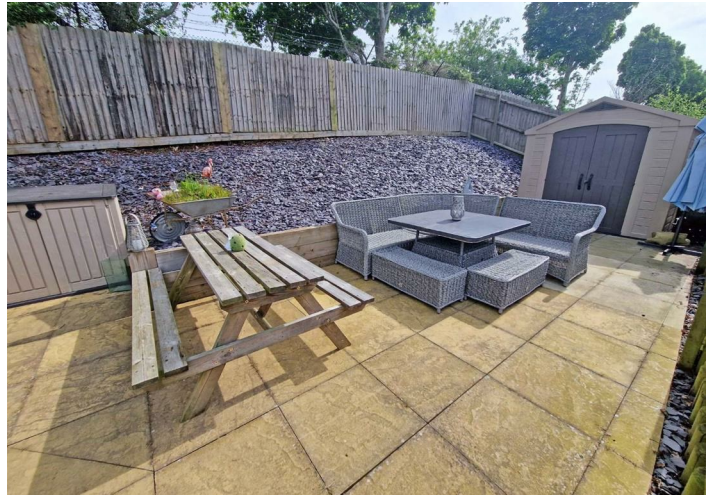
Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: C

(the shed and hot tub are by separate negotiation and not included in sale)







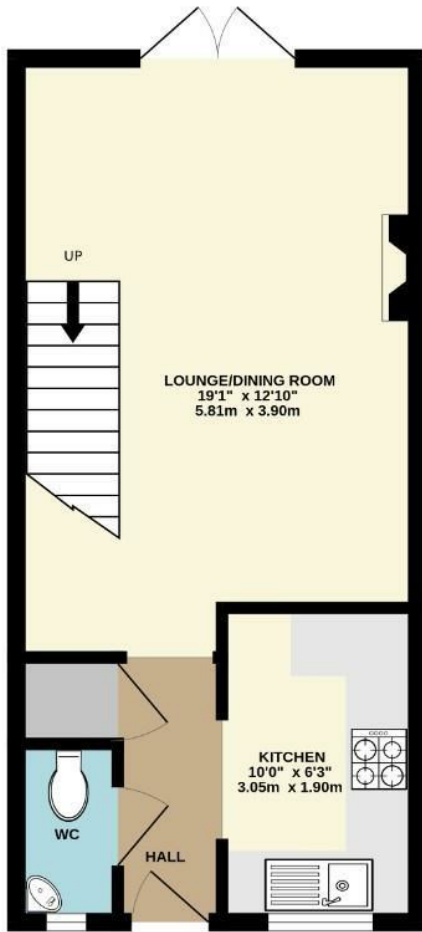




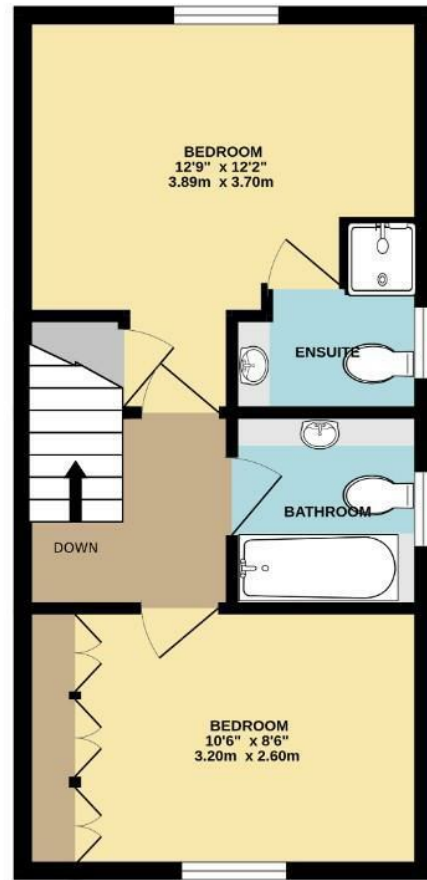




GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



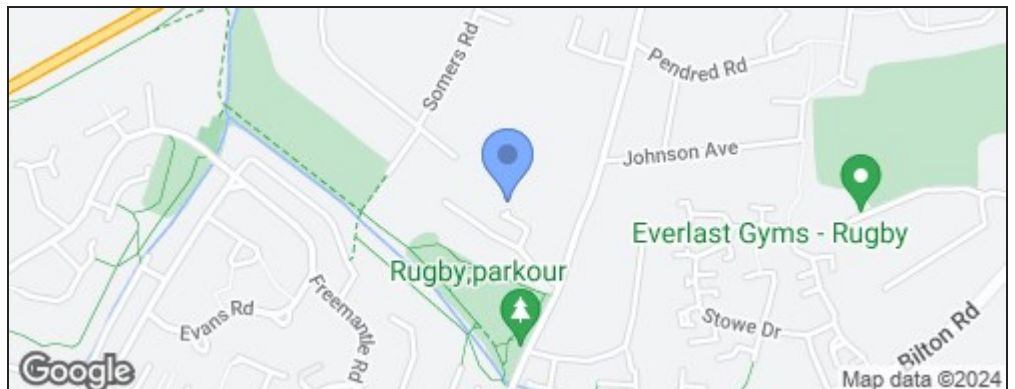
1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		76	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.