

**63 Cornwallis Road
Bilton
RUGBY
CV22 7HL**

£275,000



- SEMI DETACHED BUNGALOW
- GARAGE, CAR PORT AND OFF ROAD PARKING
- SOUGHT AFTER RESIDENTIAL AREA
- LOW MAINTENANCE GARDEN

- TWO BEDROOMS
- GOOD ORDER THROUGHOUT
- REFITTED BATHROOM
- ENERGY EFFICIENCY RATING C

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A well maintained semi detached two bedroom bungalow located in the popular area of Bilton, close to amenities. In brief the accommodation comprises; entrance hall, kitchen, lounge, refitted shower room and two bedrooms. Externally there is off road parking for several cars, a car port, a garage and an enclosed rear garden. Situated in an excellent position not far from Bilton village with its wide range of shops and other facilities. Bus routes provide easy access to Rugby town centre and Rugby Railway station which operates mainline services to London Euston and Birmingham New Street. Early viewing is highly recommended.

Accommodation Comprises

Entry via composite glazed door into:

Kitchen

9'9" x 7'10" (2.99m x 2.40m)

Fitted with a range of shaker style base and eye level units with work surface space incorporating a sink and drainer unit with mixer tap over. Electric hob and double oven. Integrated dishwasher and washing machine. Integrated fridge/freezer. Plinth heater and radiator. Storage cupboard. Windows to front and side. Glazed door to lounge.

Lounge

17'0" x 11'5" (5.20m x 3.50m)

Window to front. Radiator. Gas fire. Glazed door leading to inner lobby.

Inner Lobby

Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One

10'9" x 10'9" (3.30m x 3.30m)

Window to rear. Radiator.

Bedroom Two

10'9" x 8'6" (3.30m x 2.60m)

Patio door opening to rear garden. Built in cupboard. Radiator.

Bathroom

Fitted with a suite to comprise; corner shower with rainfall shower head, vanity unit with wash hand basin and low level w.c. Radiator. Window to side elevation.

Front Garden

Block paved providing off road parking and access to garage and carport. Wrought iron gate giving access to rear garden.

Garage

With up and over style door. Light and power connected. Personal door to garden.

Rear Garden

Patio area. Door to garage. Artificial grass. Borders with stones. Timber fencing to boundaries.

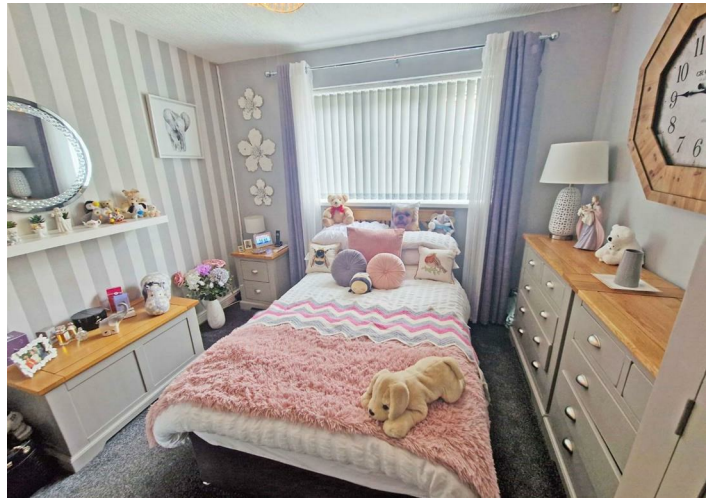
Agents Note

Local Authority: Rugby

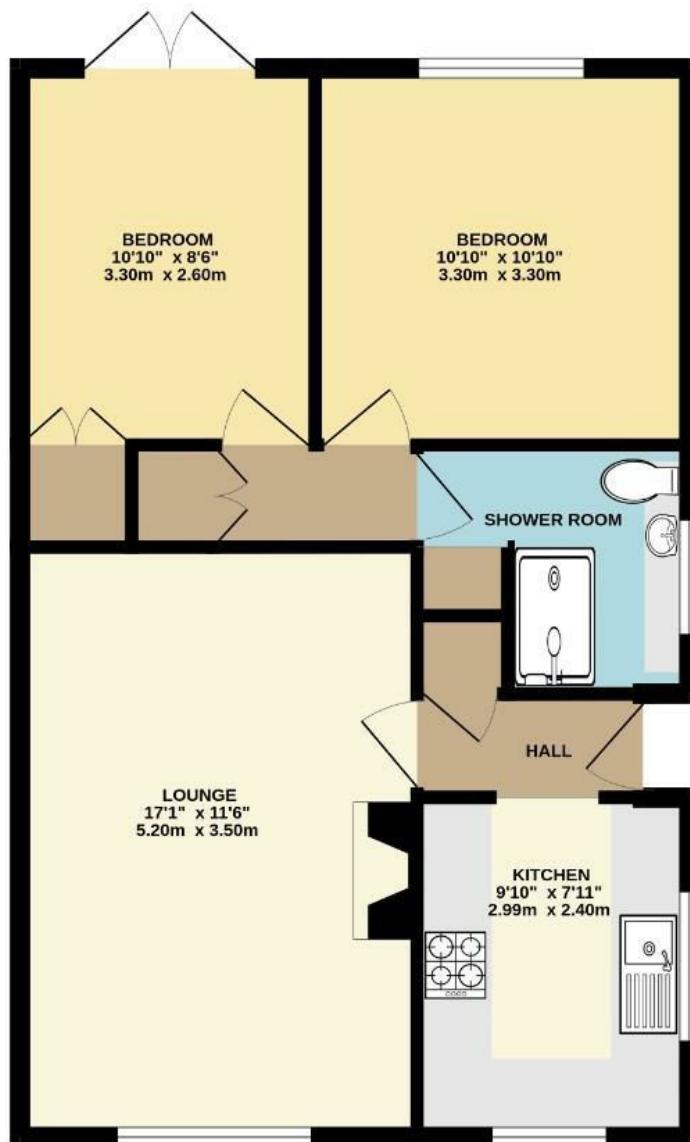
Council Tax Band: C

Energy Efficiency Rating: C





GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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) A			88
(81-91) B			
(69-80) C		72	
(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		



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.