

**11a Dreyer Close  
Bilton  
RUGBY  
CV22 7SX**

**£215,000**



- **THREE BEDROOM**
- **DOUBLE GLAZED WINDOWS AND DOORS**
- **RADIATOR HEATING**
- **GARAGE**

- **MID TERRACE**
- **UPVC DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom modern mews home located in the popular area of Bilton. In brief the accommodation comprises, entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom. The property also benefits from upvc double glazed doors and windows and a single garage. Bilton is a very popular residential area within easy walking distance of a wide range of local shops and amenities, well regarded schooling, and excellent transport links including regular bus routes, easy access to the M1/M6 and M45 motorways, and Rugby train station is just a ten-minute drive away operating mainline services to both Birmingham New Street and London Euston. Early viewing is most highly recommended.

### **Accommodation Comprises**

Entry via front entrance door into:

#### **Entrance Hallway**

Telephone point. Door to:

#### **Lounge**

13'10" x 14'10" (4.22m x 4.54m)

Window to front aspect. Stairs rising to first floor. Radiator. Television aerial point. Door to:

#### **Kitchen**

14'11" x 9'8" (4.55m x 2.95m)

Fitted with a range of base and eye level units with roll top work surfaces to incorporate a stainless steel single sink unit with mixer tap over. Tiled splash backs. Breakfast bar. Electric cooker. Plumbing for a washing machine and dish washer. Window to rear aspect. Door opening to rear garden.

#### **Landing**

Access to part boarded loft. Radiator. Door to:

#### **Bedroom One**

12'4" x 8'5" (3.76m x 2.58m)

Window to front aspect. Radiator.

#### **Bedroom Two**

11'5" x 8'2" (3.48m x 2.50m)

Window to rear aspect. Radiator.

#### **Bedroom Three**

7'10" x 6'2" (2.39m x 1.89m)

Window to front aspect. Radiator.

#### **Bathroom**

White suite to comprise; panel bath with telephone style shower attachment and shower screen, pedestal wash hand basin and low level w.c. Tiling to splash areas. Heated towel rail. Airing cupboard with shelving and hot water tank. Shaver point. Window to rear aspect.

#### **Front Garden**

Pathway to entrance. Lawn area. Shrub borders.

#### **Rear Garden**

Patio area. Lawn area. Timber shed. Timber fencing to boundary. Gated pedestrian access. Timber shed.

**Garage**

Single Garage with off road parking.

**Agents Note**

Local Authority: Rugby

Council Tax Band: B

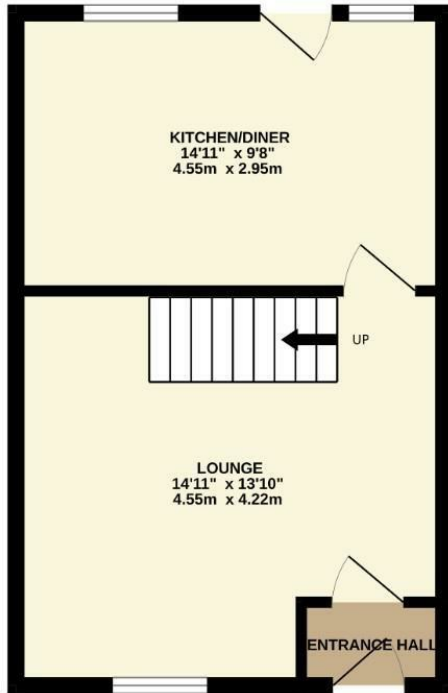
Energy Efficiency Rating: D



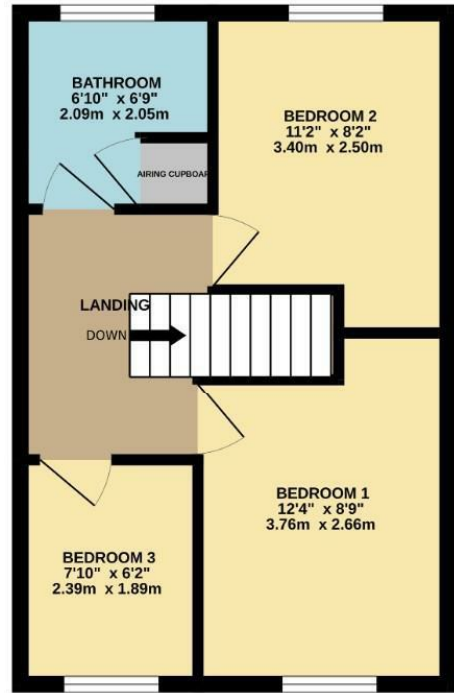




GROUND FLOOR

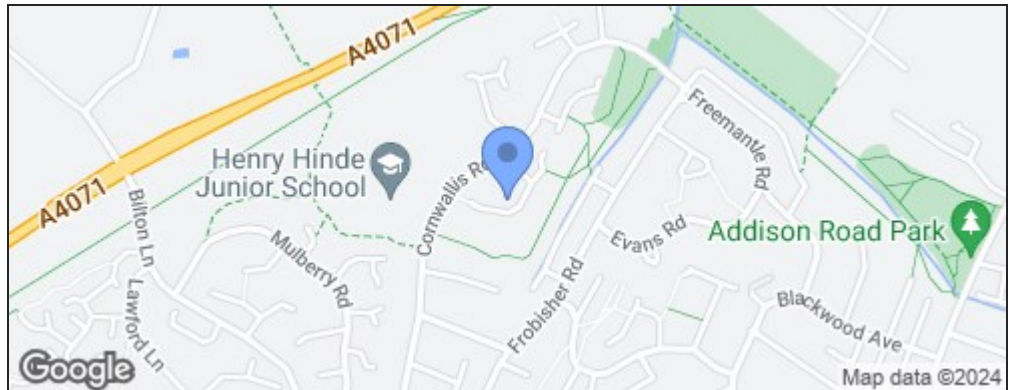


1ST FLOOR



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>			
(81-91) <b>B</b>			
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.