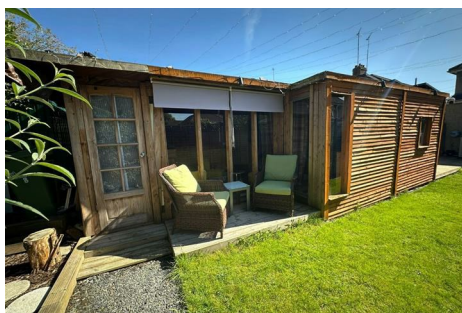


**8 Burnside
Bilton
RUGBY
CV22 6AX
£270,000**



- **THREE BEDROOM**
- **REFITTED BATHROOM**
- **OPEN PLAN KITCHEN / FAMILY AREA**
- **UPVC DOUBLE GLAZING**
- **CLOSE TO RUGBY TOWN CENTRE**

- **SEMI DETACHED HOME**
- **OFF ROAD PARKING**
- **SEPARATE LOUNGE**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom semi detached home in a residential area, located within close proximity to Rugby town centre. In brief the accommodation comprises; entrance hall, lounge, open plan kitchen/dining/family area, three bedrooms and a refitted bathroom. Externally there is off road parking to the front for two cars and an enclosed rear garden with an office/gym. The property additionally benefits from upvc double glazing and gas radiator heating throughout.

Located conveniently for commuters with easy access to the region's central motorway networks (M1/M6 and M45). Rugby Railway Station operates mainline services to London Euston and Birmingham. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School.

Accommodation Comprises

Entry via covered entrance door into:

Entrance Hall

Stairs rising to first floor. Radiator. Understairs storage cupboard with fusebox and electricity meter. Window to side. Doors off to lounge and kitchen/dining/family room.

Lounge

11'10" x 9'9" (3.63m x 2.99m)

Bay window to front aspect. Radiator with thermostat control. Coving to ceiling. Timber door.

Open Plan Kitchen/Family/ Dining Room

Kitchen / Dining Area

15'11" x 13'1" (4.87m x 4.00m)

Fitted with a range of high gloss base and eye level units with breakfast bar. Timber work surface with inset sink and mixer tap over. Built in oven and induction hob with extractor over. Integrated dishwasher and washing machine. Space for an American style fridge/freezer.

Two storage cupboards. Window to side aspect. Tiled floor.

Family Area

9'2" x 8'10" (2.80m x 2.70m)

French doors with side windows opening to rear garden. Window to side. Radiator. Tiled floor.

First Floor Landing

Access to loft space. Obscure double glazed window to side. Doors off to bedrooms and bathroom.

Bedroom One

13'1" x 9'9" (4.01m x 2.99m)

Bay window to front aspect. Radiator. Access to loft space.

Bedroom Two

10'2" x 9'9" (3.11m x 2.99m)

Window to rear aspect. Radiator with thermostat control. Airing cupboard.

Bedroom Three

8'6" x 6'1" (2.60m x 1.87m)

Window to front aspect. Radiator.

Refitted Bathroom

With suite to comprise; 'p' shaped bath with shower over, vanity unit with inset wash hand basin and mixer tap over, and a low level w.c.

Obscure window to rear elevation.

Front Garden

Off road parking for two cars. Side access to rear garden.

Rear Garden

Laid to lawn with patio and further raised timber decking area. Timber shed. Enclosed by timber fencing.

Office / Gym / Bar

Of timber construction with glazed panels.

Agents Note

Local Authority: Rugby

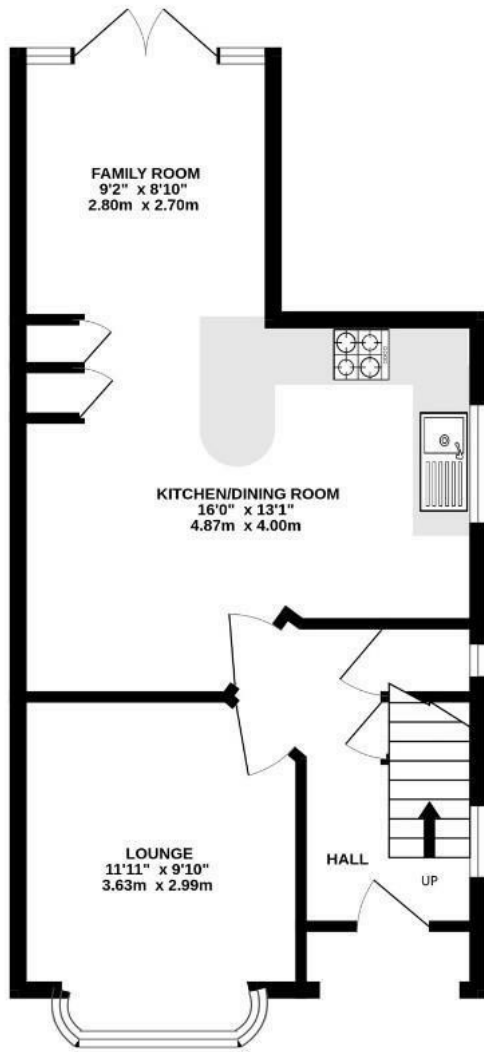
Council Tax Band: B

Energy Efficiency Rating: D

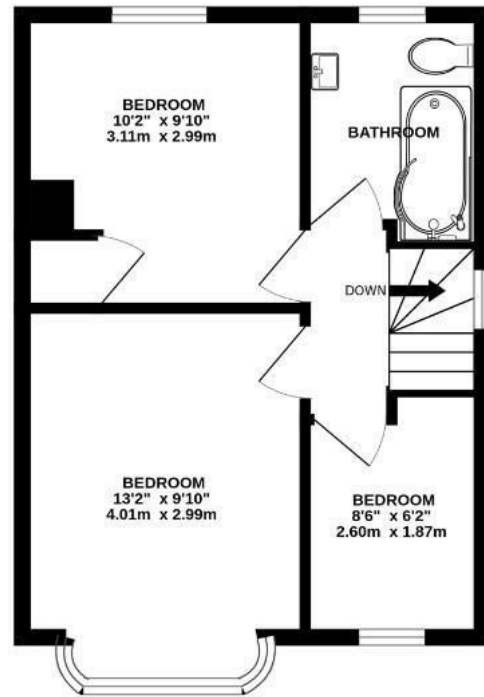




GROUND FLOOR
464 sq.ft. (43.2 sq.m.) approx.

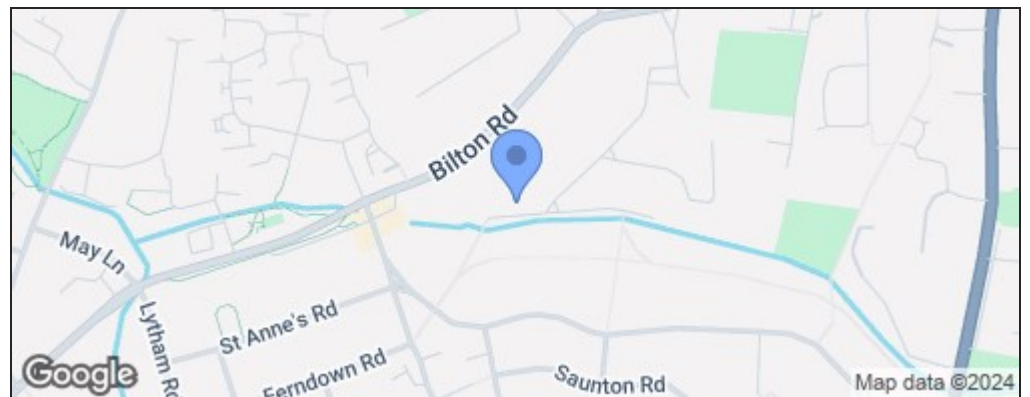


1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
Made with Metroplex ©2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.