

**13 Frobisher Road
Bilton
RUGBY
CV22 7HU**

Guide Price £265,000



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **KITCHEN / DINER**
- **FAMILY BATHROOM**
- **PARKING AND GARAGE**

- **SEMI DETACHED**
- **LOUNGE**
- **ENSUITE SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **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 property located in the popular area of Bilton and offered with NO ONWARD CHAIN. In brief the accommodation comprises; porch, entrance hall, lounge, kitchen/diner, three first floor bedrooms, ensuite shower room and a family bathroom and a loft room to the second floor. Externally there are front and rear gardens, a driveway providing off road parking and a garage. This property additionally benefits from double glazing, and gas fired radiator heating.

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.

Accommodation Comprises

Entry via upvc sliding door into:

Porch

Upvc door into:

Entrance Hallway

Stairs rising to first floor. Radiator. Understairs storage cupboard. Doors off to kitchen and lounge.

Lounge

17'4" x 11'1" (5.30m x 3.40m)

Two windows to front aspect. Gas fire with timber surround. Radiator.

Kitchen/Diner

17'4" x 9'2" (5.30m x 2.80m)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer unit. Gas hob with extractor over. Electric oven. Space and plumbing for a washing machine. Space for a fridge. Radiator. Wall mounted boiler. Window to rear aspect. French doors opening to rear garden.

First Floor Landing

Stairs rising to second floor bedroom. Doors off to bedrooms and bathroom.

Bedroom One

17'4" x 11'1" (5.30m x 3.40m)

Two windows to front aspect. Radiator. Built in triple wardrobe. Door to:

Ensuite Shower Room

With suite to comprise; quadrant shower, pedestal wash hand basin and low level w.c. Extractor fan.

Bedroom Two

9'2" x 8'10" (2.80m x 2.71m)

Window to rear aspect. Radiator.

Bedroom Three

9'2" x 8'5" (2.80m x 2.59m)

Window to rear aspect. Radiator.

Second Floor Landing

Eaves storage cupboard. Door to bedroom.

Loft Room

16'4" x 8'2" (5.00m x 2.50m)

Velux window. Eaves storage cupboard.

Bathroom

With suite to comprise; panelled bath, pedestal wash hand basin and low level w.c.

Front Garden

Block paved driveway providing off road parking. Wrought iron gates leading to garage.

Garage

With up and over door. Power and light connected.

Rear Garden

Flower bed with shrubs to side of garage. Patio area and pathway leading to further paved area. Area laid to lawn. Shrubs.

Agents Note

Local Authority: Rugby

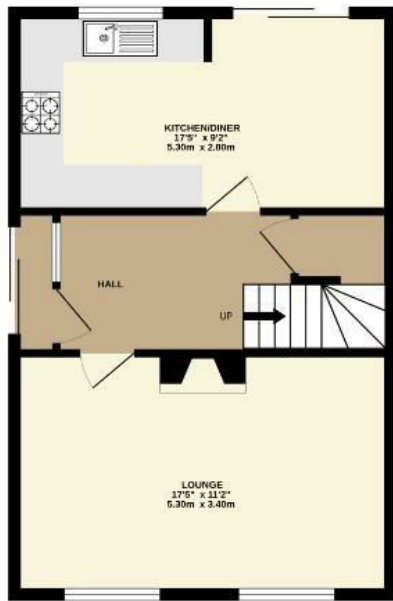
Council Tax Band: C

Energy Efficiency Rating: D

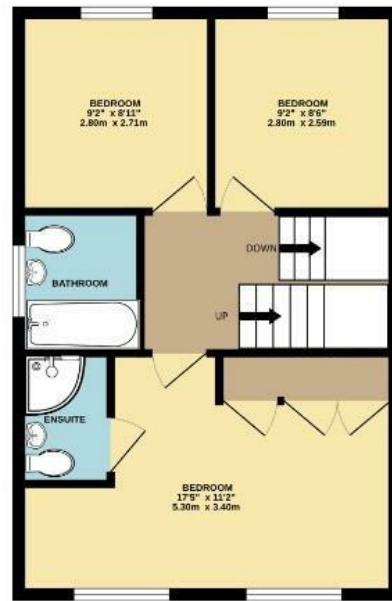




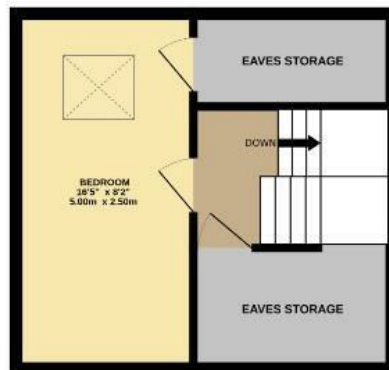
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.4 sq.m.) approx.



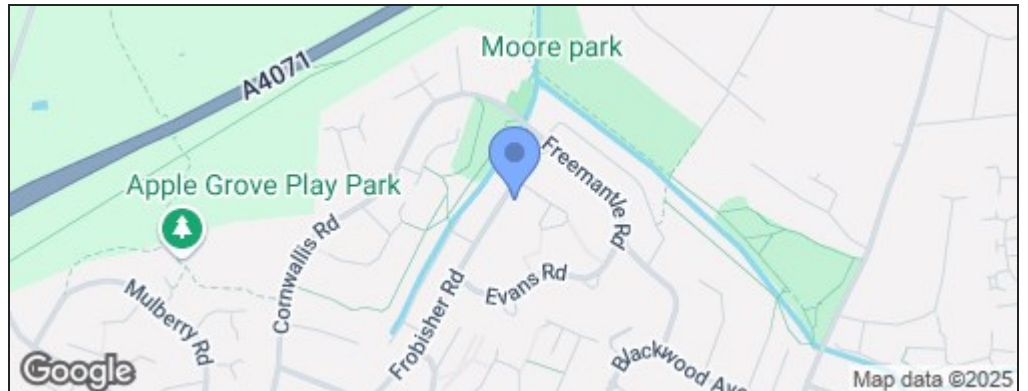
2ND FLOOR
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		4
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.