

**31 Addison Road
New Bilton
RUGBY
CV22 7BG**

Guide Price £200,000



- **TWO BEDROOM**
- **SEPARATE LOUNGE AND DINING ROOM**
- **GARAGE & VEHICLE ACCESS**
- **NO ONWARD CHAIN**

- **END TERRACE HOME**
- **REFITTED KITCHEN WITH APPLIANCES**
- **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 well presented two bedroom end terrace property with NO ONWARD CHAIN, overlooking a park and located in a popular area of New Bilton. In brief, to the ground floor, the accommodation comprises; dining room, separate lounge, refitted kitchen with built in appliances and French doors opening to the garden. To the first floor there are two double bedrooms and a bathroom. This property additionally benefits from gas radiator central heating and upvc double glazing. Externally there is an enclosed rear garden and a garage with vehicle access. Early viewing is highly recommended.

The property is situated in a residential part of Bilton and is ideally positioned within walking distance of some excellent amenities and well regarded schooling for all ages. There is easy access to the regions central motorway networks including the M1/M6 and M45, and is only a short five minute drive from Rugby train station which operates main line services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via covered entrance with upvc obscure glazed door leading into:

Entrance Hall

Meter cupboard. Hive system controls. Radiator. Stairs rising to first floor. Timber doors off to dining room and lounge.

Dining Room

12'5" x 10'9" (3.79m x 3.29m)

Upvc double glazed bay window to front aspect. Radiator.

Lounge

14'1" x 11'9" (4.30m x 3.60m)

Upvc double glazed window to rear aspect. Radiator. Feature fireplace with electric fire and timber surround. Understairs storage cupboard. Timber door to:

Refitted Kitchen

13'1" x 8'6" (4.00m x 2.60m)

Fitted with a range of lhigh gloss, soft close units. Solid wood work surfaces with one and a half bowl ceramic sink unit and drainer unit with mixer tap over. Built in appliances include; dishwasher, fridge/freezer, microwave, electric oven and a five ring 'Neff' induction hob. Space and plumbing for a washer/dryer. Solid oak flooring. Radiator. Upvc double glazed window to side aspect. Upvc french doors opening to patio.

First Floor Landing

Doors off to bedrooms.

Bedroom One

14'1" x 11'9" (4.30m x 3.60m)

Upvc double glazed window to rear aspect. Radiator. Door to:

Bathroom

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

With suite to comprise; bath with electric shower over, wall mounted wash hand basin with mixer tap over, and a low level w.c. Tiled walls. Vinyl flooring. Extractor fan. Airing cupboard housing combi boiler. Upvc obscure glazed door to rear elevation.

Bedroom Two

14'1" x 10'9" (4.30m x 3.30m)

Upvc double glazed window to front aspect. Radiator. Coving to ceiling. Overstairs storage cupboard.

Front Garden

Laid to lawn with mature flower and shrub border. Pathway to entrance. Timber gate. Brick wall to boundaries

Rear Garden

Mainly laid to lawn with large patio area. Brick wall and timber fencing to boundaries. Bin access.

Garage

Located to the rear of the property and accessed via a side road. Electric up and over door. Further personal door leading into garden.

Agents Note

Local Authority: Rugby

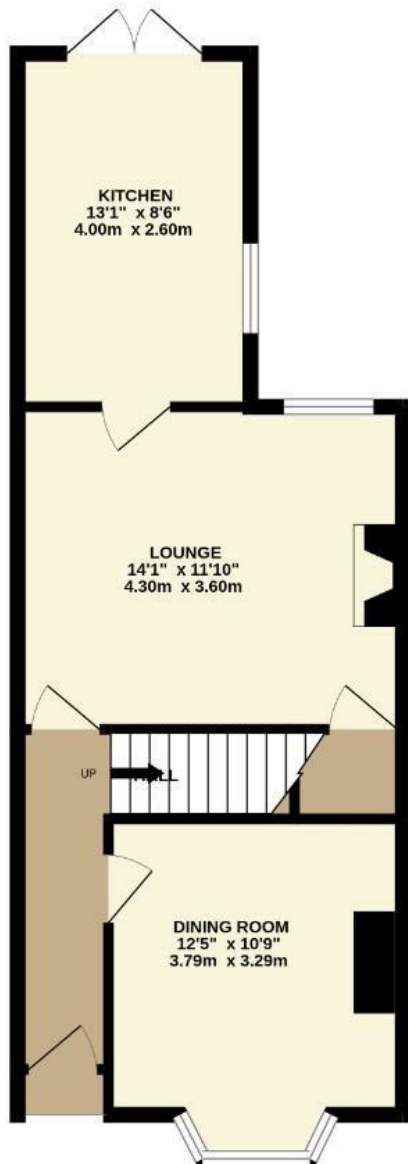
Council Tax Band: B

Energy Efficiency Rating: D

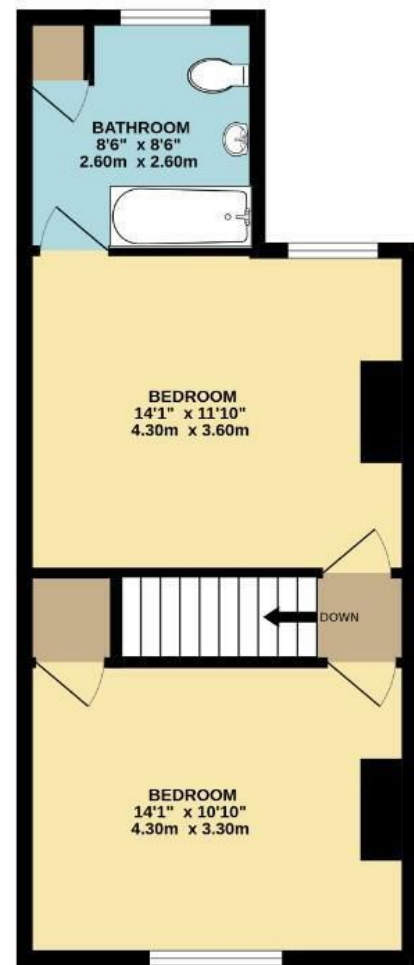




GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



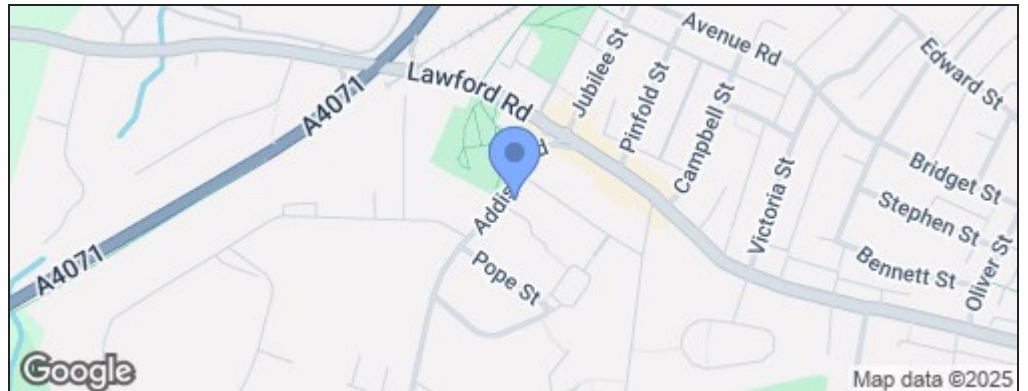
1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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) A		86
(81-91) B		
(69-80) C		63
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.