



**41 Carew Walk, Bilton, Rugby, CV22 7JH**

Asking Price £192,500



Two Bedroom Mid Terrace House  
Re-Fitted Kitchen/Diner with Breakfast Bar  
Spacious Lounge  
Two Double Bedrooms  
Fitted First Floor Bathroom  
Well Maintained Rear Garden with a Decking Area  
Parking Space to rear  
UPVC Double Glazing & Gas Central Heating  
Local Schools & Amenities close by

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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**Accommodation Comprising:**

**Porch**

UPVC Double glazed door to the front,  
UPVC Double glazed window to the side  
and door into hallway:

**Hallway**

With stairs off to the first floor, Central  
heating radiator, Door to:

**Lounge**

*4.8m (15' 9") x 3.2m (10' 6")*

UPVC Double Glazed window to the front,  
Understairs cupboard, Central heating  
radiator, sliding doors into the Kitchen

**Kitchen**

*4.0m (13' 1") x 2.6m (8' 6")*

Re-Fitted with ample wall and base units  
with work tops over, Stainless steel sink unit  
with mixer tap, integrated Oven, Induction  
hob with extractor over, cupboard housing  
boiler, space for fridge/freezer, space for  
washing machine, Central heating radiator,  
UPVC Double glazed window overlooking  
rear garden with a door out onto the garden.

**Landing**

All rooms off, Built in cupboard and access  
to the loft space.

**Bedroom One**

*3.5m (11' 6") x 4.0m (13' 1") (max)*

UPVC Double glazed window to the front,  
Central heating radiator, Over stairs  
cupboard and a Built in wardrobe.

**Bedroom Two**

*3.2m (10' 6") x 2.3m (7' 7")*

UPVC Double glazed window to the rear,  
Central heating radiator, Built in wardrobe.

**Bathroom**

Low level WC, vanity sink unit with storage  
below, panelled bath with a shower over  
and shower screen, Chrome heated towel  
radiator, partly tiled walls & tiled flooring,  
UPVC Double glazed window to the rear.





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### Rear

Slabbed Pathway leading to large decking area with space for an outdoor seating area, pedestrian rear access to your own parking space with additional communal parking further along the street.

### Front

Laid to lawn frontage with a pathway to the front door.





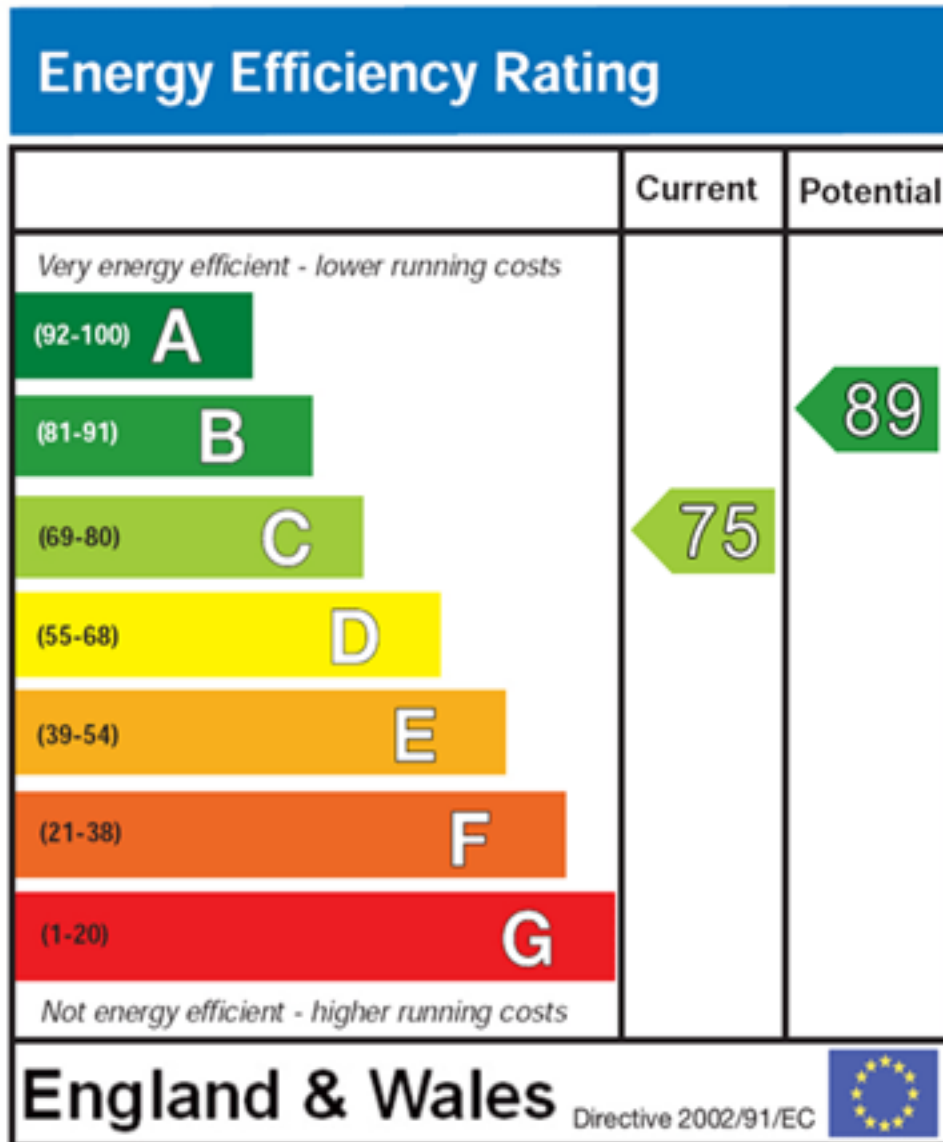
### AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE - FREEHOLD

**TENURE** - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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