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Larch Close, Bilton
Guide Price £200,000

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ESTATE AGENTS

Larch Close, Bilton, Rugby

Welcome to this charming semi-detached house located in the desirable area of Larch Close, Bilton, Rugby. This property boasts a cosy reception room, two bedrooms, and a well-appointed bathroom. One of the standout features of this home is the garage, providing ample space for parking or storage. The open aspect to the rear of the property offers a lovely view and a sense of space and tranquillity.

Although this property needs updating, it presents a fantastic opportunity for those looking to add their personal touch and create their dream home. With its prime location and great potential, this house is just waiting for someone to turn it into a warm and inviting space to call their own. Don't miss out on the chance to own this lovely semi-detached house in a sought-after area. Contact us today to arrange a viewing and start envisioning the possibilities for this wonderful property.

Entrance Hall

Entered via composite door.

Lounge 15'1" x 12'9" max (4.61 x 3.90 max)

Wall-mounted gas fire. Radiator. Window to front aspect.

Kitchen / Dining 12'9" x 8'2" (3.90 x 2.50)

An array of base cupboards and drawers. Plumbing for a washing machine. Gas cooker point. Wall-mounted gas boiler serving domestic hot water and radiators throughout. Window to rear. Door to rear garden.

First Floor Landing

Loft access. Doors to



Bedroom One 12'9" x 12'0" mx (3.89 x 3.67 mx)

Airing cupboard housing hot water tank. Radiator, Window to front.

Bedroom Two 11'3" x 7'2" (3.45 x 2.19)

Radiator. Window to rear.

Bathroom

Low flush WC. Wash hand basin. Panelled bath. Radiator. Window to rear.

Rear Garden

Well established and fully enclosed with a gated side access. Overlooking Henry Hinde junior school. Lawn and established shrubs.

Garage

Fuse box. Loft storage. Entered via steel up and over door.

Front Garden

Laid to lawn with maturing tree and shrubs. Tarmac driveway with off-road for two vehicles.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

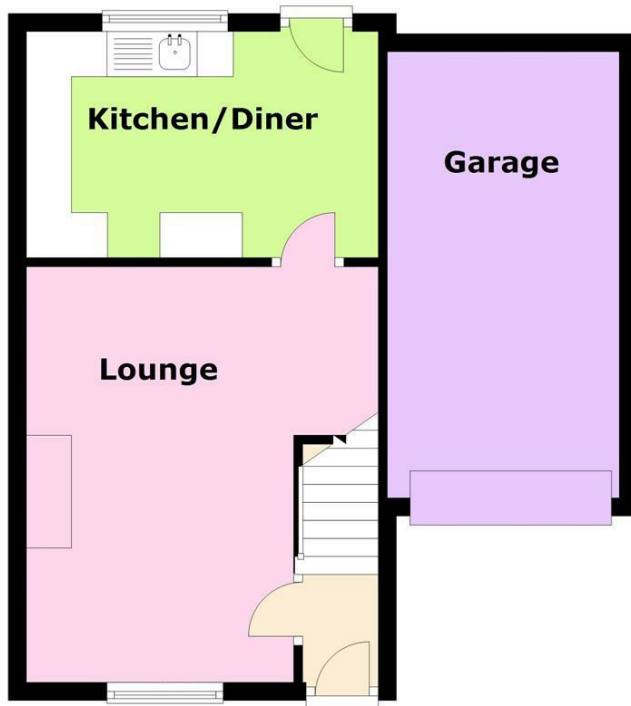
Agents Note.

The property is offered for sale with vacant possession with no onward chain. The property is in its original state and will require redecorating and the kitchen and bathroom to be updated. The windows have recently been replaced and are still under guarantee.





Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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