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Edyvean Close, Bilton  
Asking Price £330,000

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ESTATE AGENTS

# Edyvean Close, Bilton, Rugby

NO CHAIN! Located in a quiet and peaceful neighbourhood, this detached property presents an excellent opportunity for a family who enjoys a project. The house is in need of renovation, offering a blank canvas for someone to create their dream home. With its strong local community, a short walk to Sainsbury's, nearby schools, and convenient public transport links, this property provides the perfect setting for family life. Upon entering, you are greeted by a reception room with high ceilings and a bay window, flooding the space with natural light. The second reception room boasts large windows, providing a lovely view of the garden. This property benefits from two reception rooms, allowing for versatile living and entertaining spaces. The spacious kitchen also benefits from an abundance of natural light, awaiting your creative touch to turn it into a culinary haven. Additionally, the property features four bedrooms, with the first two offering generous proportions and ample natural light. There is also potential to incorporate the bathroom with one of the bedrooms, adding convenience and flexibility. Externally, this property offers potential for customization, as other houses in the area have converted the garage into a usable space for the family. Furthermore, there is the possibility of adding a utility area, ensuring practicality and functionality. With its potential for transformation and its desirable location, this property is an excellent opportunity for those seeking a project and a chance to create their ideal family home. Don't miss out on this fantastic opportunity to turn this property into something truly special.

## Front Garden & Driveway

Laid to lawn with borders. Driveway parking leading into the garage. Side access gate into rear garden.

## Garage 16'7" x 7'8" (5.08m x 2.34m)

Metal up and over door. Power & light connected. Additional corner storage alcove. Door to the side.

## Porch

Double glazed door with double glazed panels to the sides. Wooden part glazed door leading into hallway.

## Hallway 4'11" x 7'1" (1.51m x 2.18m)

Stairs leading to First Floor. Radiator. Door to Living Room.



**Living room/Dining area 11'9" x 22'4" (3.59m x 6.81m)**

Double glazed bay window to the front aspect. Single glazed wooden window with secondary glazing between Living Room and Sunroom. Door leading to Kitchen. Two radiators. Feature brick chimney breast with illuminated alcove & gas fire.

**Kitchen 13'0" x 8'5" (3.98m x 2.58m )**

Double glazed window to the rear aspect. Door into Rear Lobby. Under-stairs walk-in pantry with shelving & light. Range of base & eye level units with work surface over & some tiling to splashbacks. Space for cooker. Space & plumbing for washing machine. Space for additional under counter appliance. Stainless steel sink. Wall mounted 'Baxi' boiler.

**W/C 5'8" x 2'11" (1.73m x 0.91m )**

Metal window to the rear aspect. Wall mounted small sink. Low flush WC. Half height tiling. Shaver point.

**Sunroom 10'8" x 8'9" (3.27m x 2.69m )**

Metal double glazed window to the rear aspect. Radiator. Internal wooden window through to Living Room.

**Bedroom One 11'9" x 11'9" (3.59m x 3.59m )**

Double glazed window to the front aspect. Radiator.

**Bedroom Two 10'0" x 11'8" (3.05m x 3.57m)**

Double glazed window to the front aspect. Radiator. Good size walk-in wardrobe with light.

**Bedroom Three 7'9" x 8'3" (2.37m x 2.54m)**

Double glazed window to the rear aspect. Radiator.

**Bedroom Four 6'6" x 9'8" (2m x 2.95m )**

Double glazed window to the rear aspect. Radiator. Built-in shelved cupboard.

**Bathroom 4'9" x 5'5" & 2'8" x 5'5" (1.47m x 1.66m & 0.82m x 1.66m)**

Double glazed window to the rear aspect. Panelled bath with electric shower over. Pedestal sink. Radiator. Majority tiling. Separate toilet next to the bathroom which has the potential to be knocked through into one big bathroom.

**Rear garden**

South facing. The patio leads to a lawned area which has borders to two sides and is enclosed by a mixture of timber fencing and hedging. Corner fenced greenhouse area.

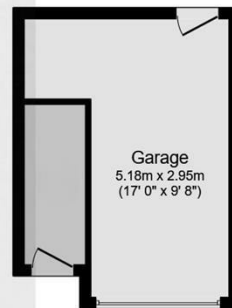
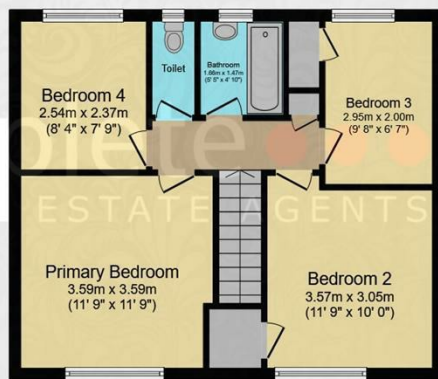


**About Rugby**

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



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total floor area 126.0 sq.m. (1,356 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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