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Hampden Way, Bilton
Offers Over £465,000

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ESTATE AGENTS

Hampden Way, Bilton, Rugby

Viewing highly recommended - Situated in the desirable area of Hampden Way, Bilton Village, Rugby, this charming three-bedroom detached house offers a perfect blend of comfort and convenience. The property boasts a spacious layout, ideal for families or those seeking extra room for guests. Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The well-proportioned living spaces include a study, providing an excellent opportunity for those who work from home or require a quiet area for reading and reflection. The conservatory is a delightful addition, allowing natural light to flood in and offering a serene space to relax or entertain, regardless of the season.

The location is particularly appealing, situated close to the vibrant Bilton Village, where you can enjoy a variety of local shops, cafes, and amenities. This sought-after neighbourhood is known for its friendly community and excellent transport links, making it easy to access the wider area.

With three comfortable bedrooms, this property is perfect for growing families without compromising on space. The detached nature of the house ensures privacy and a sense of independence, while the surrounding gardens provide a lovely outdoor space for children to play or for hosting summer gatherings. In summary, this three-bedroom detached house on Hampden Way is a wonderful opportunity for anyone seeking a home in a prime location. With its thoughtful layout, additional study, and delightful conservatory, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your own.

Entrance Hallway 6'2" x 9'8" (1.88 x 2.95)

Enter via Upvc obscure double-glazed door. Double glazed Velux window to side aspect. Door to storage cupboard. Radiator, Large storage cupboard. door to:

Lounge 16'6" x 11'9" (5.05 x 3.60)

Two Upvc double glazed window to front aspect. Feature iron multi fuel burner. T.V aerial point. Two radiators.

Kitchen 8'5" x 12'0" (2.57 x 3.67)

Upvc double glazed window to rear aspect. A range of Oak fitted eye and base level units with work top surfaces, inset one and a half bowl sink unit with drainer and mixer tap over. Under counter lighting. Tiled splash back areas. Space for cooker with extractor over. Space for fridge/freezer. Built in dishwasher.



Dining Room 11'0" x 12'0" (3.37 x 3.67)

A double-glazed obscure window into the study/playroom. UPVC double-glazed French doors into the conservatory. Radiator.

Inner Hallway 12'1" x 6'7" (3.70 x 2.02)

Understair storage.

Downstairs Cloakroom 7'4" x 6'7" (2.24 x 2.02)

Low flush W.C. Wash hand basin

Study / Bedroom Four 6'2" x 15'7" (1.88 x 4.75)

Velux skylight. Radiator.

Conservatory 11'9" x 11'6" (3.60 x 3.53)

Glazed construction with doors to rear garden

Extended Sun Room 5'5" x 10'11" (1.67 x 3.35)

Useful storage area.

Stairs & Landing 14'8" x 11'1" (4.48 x 3.38)

Window to side.

Bedroom One 13'1" x 11'9" (4.01 x 3.59)

Upvc double-glazed window to front aspect. Door to storage cupboard. Radiator.

Bedroom Two 11'0" x 12'0" (3.37 x 3.67)

Upvc double-glazed window to rear aspect. Radiator.

Bedroom Three 8'5" x 12'0" (2.57 x 3.67)

UPvc double-glazed window to rear aspect. Radiator.

Family Bathroom 6'2" x 7'4" (1.88 x 2.25)

Upvc obscure double-glazed window to front aspect. Fully tiled suite comprising: paneled bath with mains fitted shower over. Low flush W.C., wash hand basin. Radiator.

Attic Room 8'1" x 18'11" (2.47 x 5.79)

Two velux windows to side aspect. Power and light are connected, and the Door to further attic storage space.

Rear Garden

Enclosed is the rear garden, which is mainly laid to the lawn with a paved patio area leading to a wooden decked area. Further paved patio area to the side. Two garden sheds both with power connected. A pathed path leading to frontage.

Front

Off-road parking for two / three vehicles.

**About Rugby**

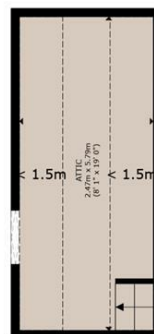
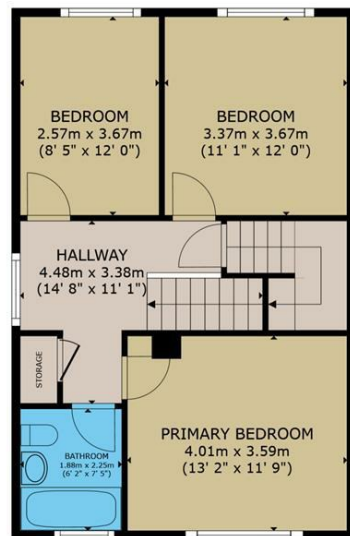
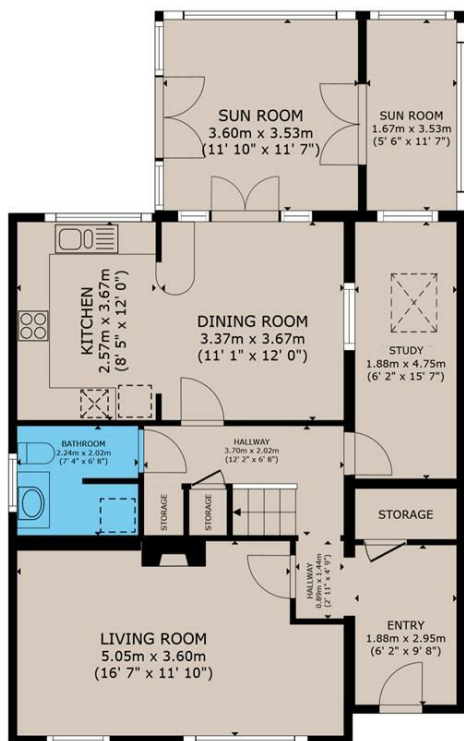
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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 attic room does not conform to current building regulations.



GROSS INTERNAL AREA
 FLOOR 1 96.1 m² (1,035 sq.ft.) FLOOR 2 57.3 m² (617 sq.ft.) FLOOR 3 5.1 m² (55 sq.ft.)
 EXCLUDED AREAS: REDUCED HEADROOM 9.3 m² (100 sq.ft.)
 TOTAL: 158.5 m² (1,706 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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