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Dreyer Close, Bilton  
Guide Price £210,000

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# Dreyer Close, Bilton, Rugby

In the charming area of Dreyer Close, Rugby, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space. The single reception room offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. With its thoughtful layout, this property maximises space and functionality, making it a wonderful choice for modern living.

This property is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this home in Dreyer Close offers a fantastic opportunity to enjoy a comfortable lifestyle in a lovely neighbourhood. Do not miss the chance to make this charming house your new home.

## Entrance Hall

uPVC double glazed outer door. Separate uPVC double glazed inner door.

## Kitchen 8'0" x 8'5" (2.44 x 2.57)

uPVC double glazed window to the front aspect. Recently re fitted range of base and eye level units with work surface over. Splashbacks. Under cabinet lighting. Black composite sink drainer with mixer tap. Space for cooker with extractor over. Built in fridge/freezer. Space and plumbing for washing machine. Built in slimline dishwasher. Coving.



## Landing

Doors to two bedrooms. Door to Bathroom. Loft access hatch.

### **Bedroom One 12'2" x 9'1" (3.71 x 2.77 )**

uPVC double glazed window to the rear aspect overlooking the garden and adjoining open land. Wall mounted radiator. Built in wardrobes. Coving.

### **Bedroom Two 12'0" x 5'6" (3.66 x 1.7 )**

uPVC double glazed window to the front aspect. Wall mounted radiator.

## Bathroom

Opaque uPVC double glazed window to the front aspect. Panelled bath with shower attachment over. Airing cupboard housing combi-boiler. Wash hand basin built into vanity unit. Low flush WC. Heated towel rail.

## Rear Garden

Gated side access to rear garden. Timber garden shed. Rear patio is decked and benefits from a private outlook.

## Front Garden

Laid to lawn with shrub borders with paved path to front.

## Parking

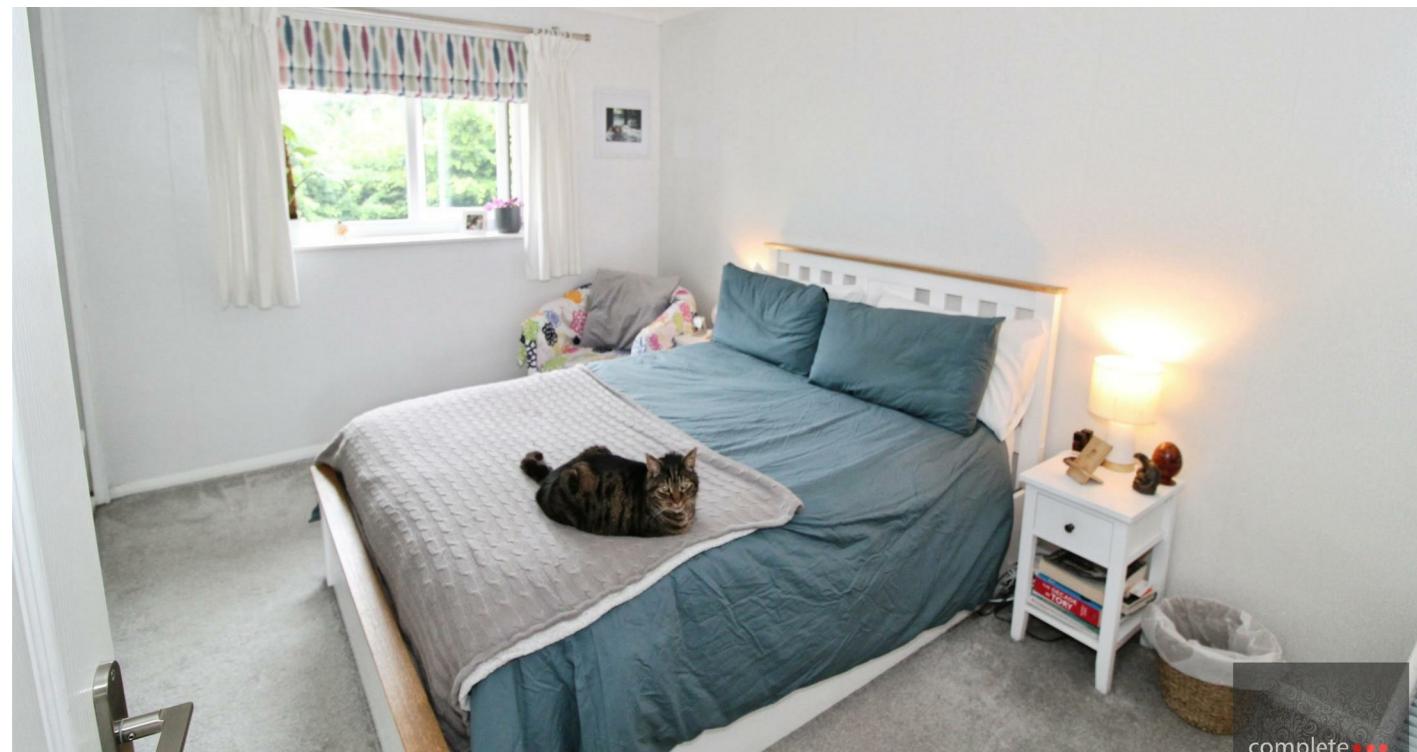
The property has two allocated parking spaces. See plan of designated area.

## 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





**Matterport**



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 <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		
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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