



13 Collingwood Avenue Bilton, Rugby, CV22 7EX

Brian McG Real Estate are pleased to present this immaculate, EXTENDED, semi-detached property with a driveway & GARAGE in this fantastic location.

This property has been renovated and modernised to create a welcoming and relaxing family home, providing stylish and ready to move into accommodation arranged over two floors. The ground floor features a bright and spacious entrance hall, a lounge with feature log burning stove creating a cosy atmosphere and large windows that let in plenty of natural light.

The open-plan kitchen is a modern space, recently refurbished, and boasts an abundance of natural light. It is equipped with modern appliances and offers a dining area, perfect for entertaining guests or family meals.

Upstairs, you will find three bedrooms, ideal for families or couples. The master bedroom is a spacious double room filled with natural light, providing a serene atmosphere. Bedroom two

Guide price £285,000

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- EXTENDED Semi Detached
- Spacious Entrance Hall
- Stylish Refitted Family Bathroom
- Immaculately Presented Throughout
- Three Bedrooms
- Lounge with Feature Log Burning Stove
- Popular Residential Location
- Driveway & GARAGE
- Gorgeous Refitted Kitchen/Diner With Integrated Appliances
- Enclosed Landscaped Rear Garden

Entrance Hall

13'3" x 5'4" (4.05 x 1.63)

Lounge

13'3" x 11'5" (4.05 x 3.49)

Kitchen/Diner

17'4" x 15'1" (5.30 x 4.60)

Bedroom One

13'2" x 10'10" (4.03 x 3.31)

Bedroom Two

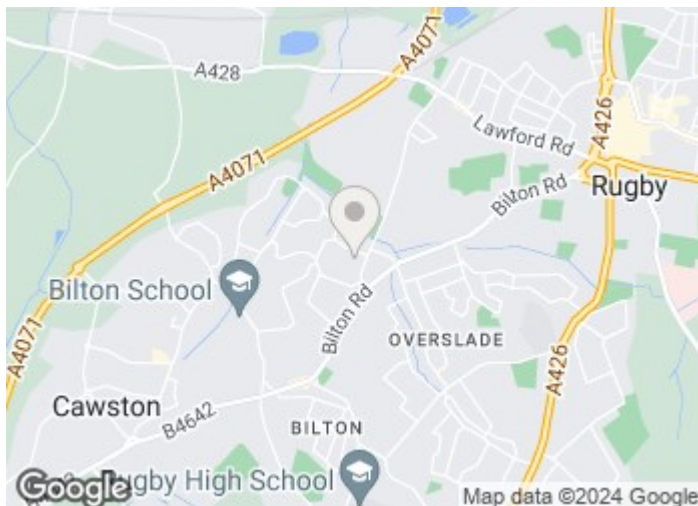
9'8" x 9'5" (2.97 x 2.88)

Bedroom Three

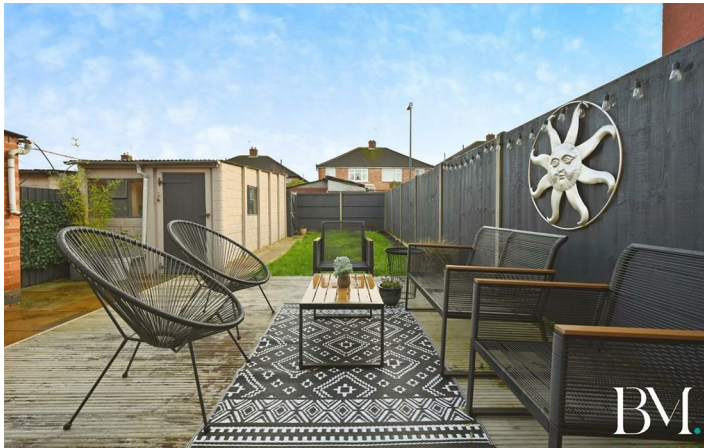
9'9" x 6'2" (2.98 x 1.89)

Bathroom

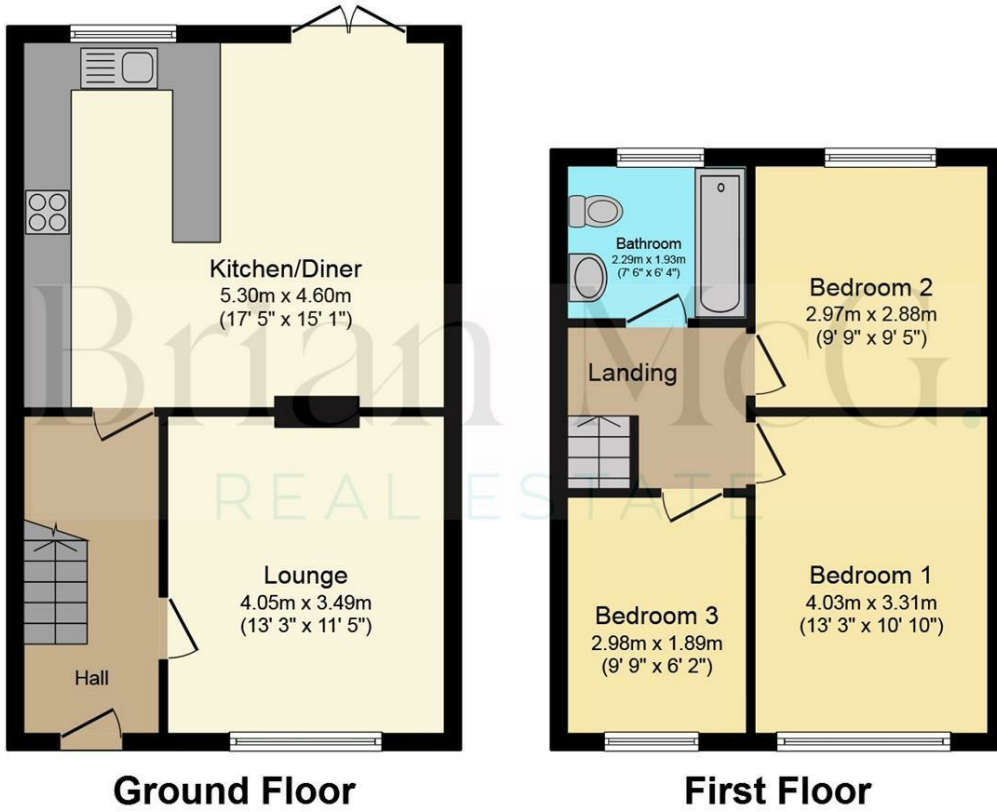
7'6" x 6'3" (2.29 x 1.93)



[Directions](#)



Floor Plan



Total floor area 84.0 sq.m. (904 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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