



Ellis Brooke



46 Collingwood Avenue

Bilton, Rugby, CV22 7EX

Asking price **£275,000**



46 Collingwood Avenue

Bilton, Rugby, CV22 7EX

Asking price £275,000



Summary

This fully modernised, two-bedroom semi-detached bungalow on Collingwood Avenue, Bilton, Rugby offers a comfortable and contemporary living space. The property features a spacious living room, a well-equipped kitchen with modern fittings, and two good-sized bedrooms. The shower room has been updated to a high standard, and has wheelchair accessible doors. Outside, the bungalow benefits from a low-maintenance garden and off-road parking. Located in the sought-after Bilton area, this home is close to local amenities, schools, and transport links, making it an ideal choice for those seeking a practical and convenient living space.

Location

Collingwood Avenue in Bilton, provides a pleasant residential environment, conveniently located near local amenities, schools, and transport links. The area offers a quiet living space while maintaining easy access to Rugby town centre, making it a suitable location for families and professionals.

Hall

Enter via uPVC obscure door. Laminate flooring. Cupboard housing electric meters and consumer unit. Storage cupboard. Heating control Panel. Radiator. Doors to further accommodation. Door into;

Utility Room

6'1 x 5'7 (1.85m x 1.70m)

Space and plumbing for washing machine and dryer. Radiator. Roll top worksurface, uPVC window to side elevation.

Kitchen

7'9 x 10'1 (2.36m x 3.07m)

With a range of base and eye level units and roll top worksurfaces. Built in sink with mixer tap. Built in hob. Space for fridge and freezer. Tiled splash backs. Two uPVC windows to front and side. Loft hatch.

Lounge/Diner

15'10 x 11'1 (4.83m x 3.38m)

uPVC window to the front elevation. Media wall. Radiator. Continuation of laminate flooring.

Bedroom One

14'4 x 10'3 (4.37m x 3.12m)

uPVC window to the rear elevation. Radiator.

Bedroom Two

8'9 x 11'10 (2.67m x 3.61m)

uPVC window to rear elevation, Radiator.

Shower Room

7'4 x 8'9 (2.24m x 2.67m)

Wash hand basin with pedestal and separate tap. Low flush WC. Walk in shower area with rain effect shower head and additional hair attachment, uPVC obscure window to the side elevation. Tiled walls. Radiator.

Tel: 01788 221242

Rear Garden

Split levels with patio, lawn area and raised bedding areas. Fencing to boundaries and gate to front.

Garage

Not accessible with a car but providing good storage space

Front & Driveway

Parking for 2 cars. Slabbed path leading to front door.



Road Map



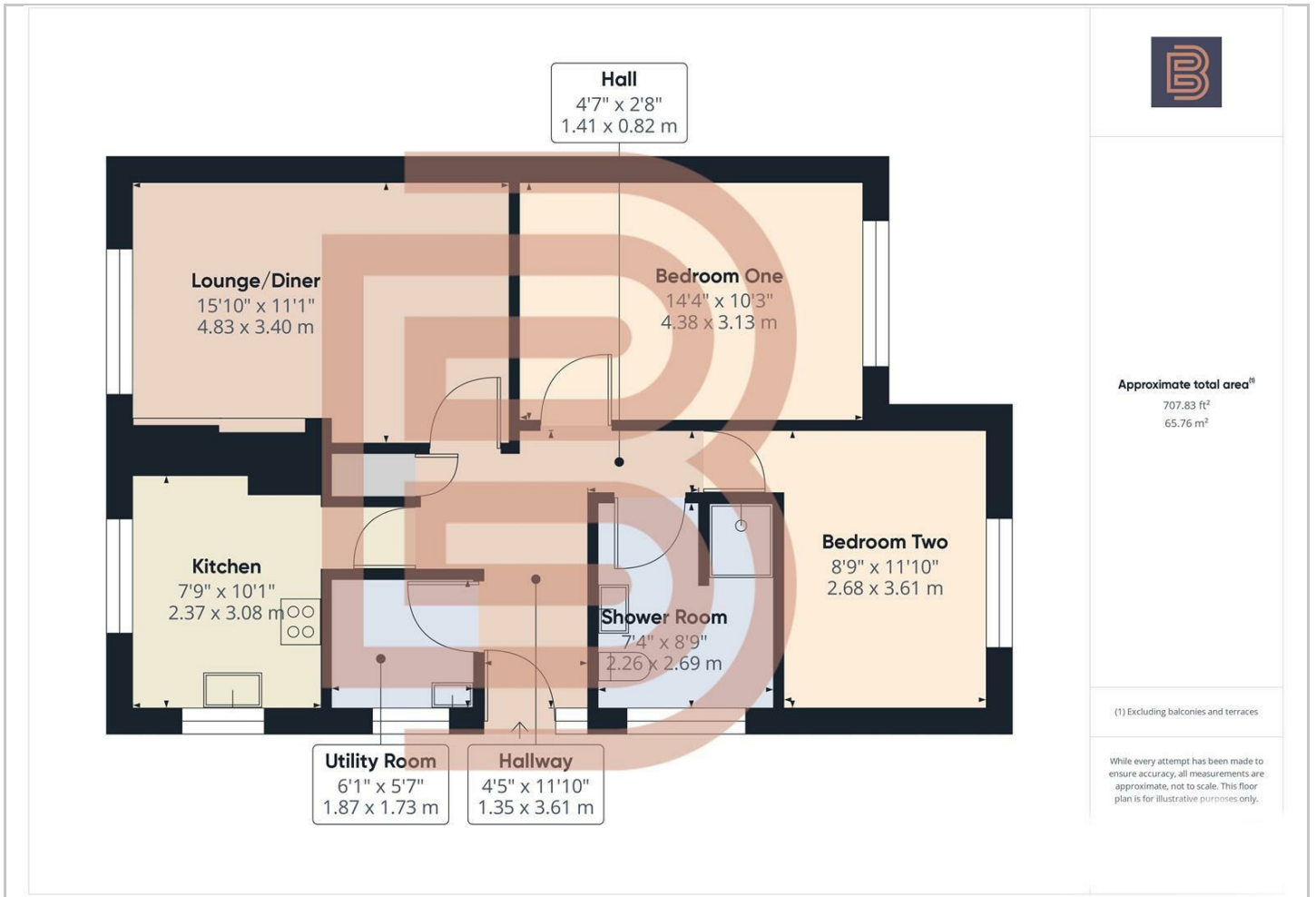
Hybrid Map



Terrain Map



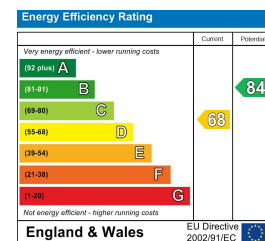
Floor Plan



Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



10 Sir Frank Whittle Business Centre, Great Central Way, Warwickshire, CV21 3XH
Tel: 01788 221242 Email: info@ellisbrooke.co.uk ellisbrooke.co.uk