



**Connells**

Juliet Drive  
RUGBY





## Property Description

\*\*\*NO ONWARD CHAIN\*\*\*

Connells are delighted to offer this chain free, two bedroom semi-detached bungalow on Juliet Drive in Bilton, Rugby. The property in brief comprises of entrance porch, lounge, dining room, kitchen, two good size bedrooms and bathroom/shower room. Externally, there is a lovely front and rear garden, driveway for two to three vehicles as well as a detached garage with light & power and an up & over door. The property also benefits from gas central heating and double glazing throughout.

Juliet Drive is situated in a desirable location, which further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property.

Call us today on 01788 579880 to save your space in our open house on this must see property!

## Front Of Property

Front lawn with shrubs and driveway for two to three vehicles.

## Porch

Entrance porch from main door which leads to;

## Lounge

15' 6" x 12' 3" ( 4.72m x 3.73m )

Featuring electric fireplace and window to front.

## Kitchen

9' 1" x 9' ( 2.77m x 2.74m )

A range of wall and mount base units with space for oven, fridge freezer and washing machine. Window to side.

## Dining Room

9' 5" x 8' ( 2.87m x 2.44m )

Potential to be third bedroom or dining room. Window to side.

## Hall

Loft hatch providing access to a partially boarded and insulated loft.

## Bedroom One

13' 10" Maximum x 9' 2" Maximum ( 4.22m Maximum x 2.79m Maximum )

Featuring built in wardrobes and window to rear.

## Bedroom Two

8' 7" x 6' 10" ( 2.62m x 2.08m )

Featuring sliding doors to garden access, built in mirrored wardrobes.

## Bathroom

Double walk in shower, wash hand basin with storage, low level WC, towel rail and window to side.

## Garage

18' 1" x 10' 1" ( 5.51m x 3.07m )

Detached garage with light & power and an up & over door.

## Rear Of Property

West facing garden with patio and lawn area. Also benefits from side access.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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