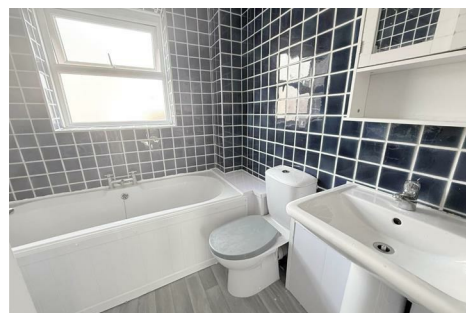


**7 Dreyer Close  
Bilton  
RUGBY  
CV22 7SX  
£245,000**



- **THREE BEDROOM**
- **LOUNGE**
- **FIRST FLOOR BATHROOM**
- **GARAGE AND OFF ROAD PARKING**
- **NO ONWARD CHAIN**

- **SEMI DETACHED HOME**
- **KITCHEN / DINER**
- **NEWLY FITTED CARPETS**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom semi detached home set within a well-regarded part of Bilton, this property offers a practical layout suited to everyday living. The accommodation includes a porch and entrance hall leading to a practical lounge and a kitchen/diner that provides a comfortable space for mealtimes. Upstairs, three bedrooms and a bathroom complete the arrangement. Newly fitted carpets, gas radiator central heating and upvc double glazing add to the home's comfort, while a garage and off road parking offer useful convenience. The property is available with vacant possession and no onward chain, allowing for a straightforward move.

The location places you close to Bilton village, where a good selection of shops, schools and local services can be found. Regular bus routes provide simple access to Rugby town centre and Rugby Railway Station, with mainline connections to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite door with obscure double glazed panels into:

#### **Entrance Porch**

Obscure double glazed window to side. Electrical trip switch. Replacement door into:

#### **Lounge**

14'9" x 14'9" (4.50m x 4.50m)

Double glazed bow window to the front. Stairs rising to first floor. Double radiator with thermostat control. Door to:

#### **Kitchen / Diner**

14'9" x 9'8" (4.50m x 2.96m)

Replacement door.

#### **Kitchen Area**

Stainless steel sink with mixer tap over. Base and eye level units with roll edge work surface space. Tiled splash backs. Space for a cooker. Extractor fan. Space and plumbing for a washing machine. Laminate flooring. Double glazed window to the rear.

#### **Dining Area**

Double glazed sliding patio door to rear. Laminate flooring. Double panelled radiator with thermostat control.

#### **First Floor Landing**

Replacement doors off to bedrooms and bathroom. Access to loft space.

#### **Bedroom One**

10'11" x 8'2" (3.33m x 2.50m)

Double glazed window to the front. Radiator with thermostat control. Built in wardrobes.

#### **Bedroom Two**

11'5" x 8'2" (3.50m x 2.50m)

Double glazed window to the rear. Radiator with thermostat control.

#### **Bedroom Three**

7'10" x 6'6" (2.40m x 2.00m)

Double glazed window to the front. Radiator with thermostat control.

**Bathroom**

Panel bath with shower over. Pedestal wash hand basin. Low level w.c. Airing cupboard housing hot water tank. Fully tiled walls.

**Front Garden**

Mainly laid to lawn with driveway providing off road parking for several vehicles and leading to garage.

**Garage**

Up and over door. Upvc double glazed door to side.

**Rear Garden**

Mainly laid to lawn with patio area. Enclosed by brick wall and timber fencing.

**Agents Note**

Council Tax Band: B

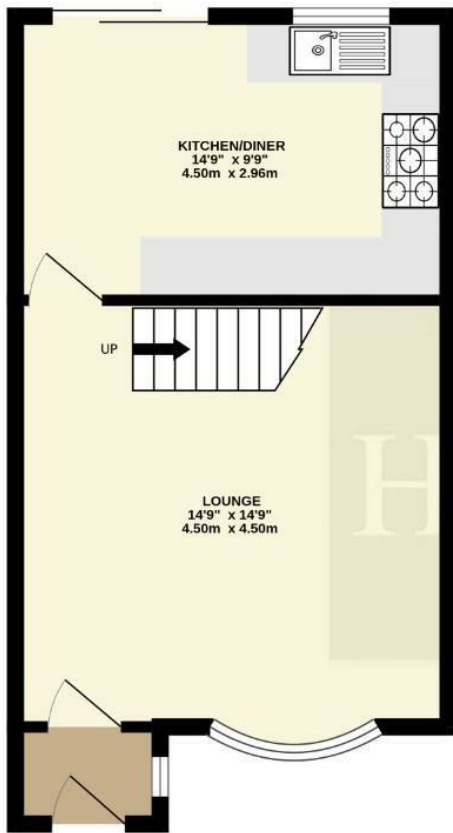
Energy Efficiency Rating: C



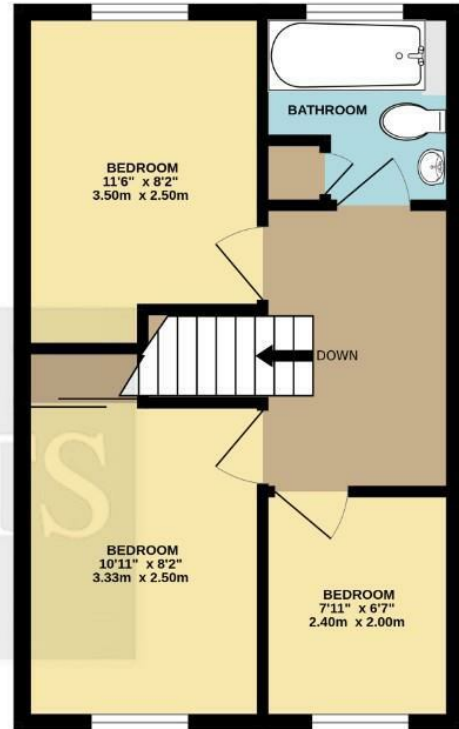




GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



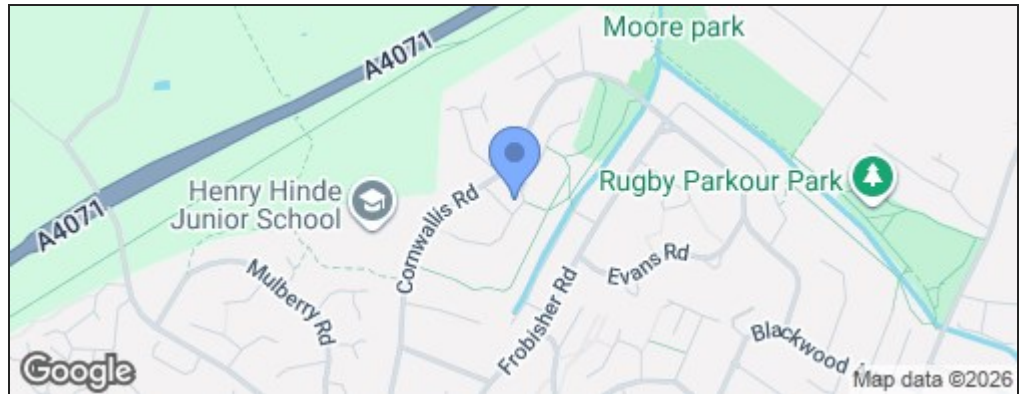
1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 76        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.