258 Bilton Road
Bilton
RUGBY
CV22 7DZ

Guide Price £270,000

- THREE BEDROOM
- SEPARATE RECEPTION ROOMS
- UPSTAIRS FAMILY BATHROOM
- GARAGE / WORKSHOP
- NO UPWARD CHAIN
- SEMI DETACHED HOME
- FITTED KITCHEN / BREAKFAST ROOM
- PRIVATE ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING D

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A THREE bedroom semi detached property in the highly sought after Bilton Road in Rugby. In brief the accommodation comprises: entrance hall, lounge, seperate dining room, fitted kitchen/breakfast room, three bedrooms and a family bathroom. Externally there are front and rear gardens, off road parking and a garage/workshop. This property additionally benefits from gas radiator central heating and upvc double glazing. This property is offered with NO UPWARD CHAIN. Situated in an excellent position close to Bilton village with its wide range of shops and other facilities, within walking distance of Rugby High School and Bilton Schools. There easy access to Rugby town centre and Rugby Railway station which operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via storm porch and hardwood entrance floor with leaded glass and matching panels to each side into:

Entrance Hall
Stairs rising to the first floor. Understairs storage cupboard. Vinyl flooring. Doors off to:

Lounge
14'2" into bay x 11'10" (4.32m into bay x 3.61m)
Bay window to front aspect. Upve Double Glazed. Feature fireplace with gas fire, Marble surround and Wooden Hearth. Wall Mounted Radiator. Vinyl flooring.

Dining Room
12'4" x 10'11" (3.78m x 3.33m)
Upvc Double Glazed door with adacent windows opening to rear garden. Wall Mounted Radiator.Vinyl flooring.

Kitchen / Breakfast Room
17'7" x 6'11" min 8'0" max (5.36m x 2.11m min 2.45 max)
Fitted with a range of beech effect base and eye level units with worksurface over. Range master style cooker. Integrated dishwasher and fridge. Space and plumbing for a washing machine and tumble dryer. Upvc double glazed Window to side. Upvc double glazed Window to rear. Door to side. Vinyl flooring.

First Floor Landing
Access to loft space. Doors off to bedrooms and bathroom. Obsure Upvc Double Glazed to side aspect.

Bedroom One
14'6" x 11'10" (4.42m x 3.63m)
Attractive Bay. Double glazed window to the front aspect. Radiator.

Bedroom Two
12'5" x 11'0" (3.79m x 3.37m)
Double glazed window to rear. Cupboard housing the gas central heating boiler. Fitted Wardrobes.

Bedroom Three
6'11" x 8'11" (2.13m x 2.73m)
Double glazed window to rear. Radiator.

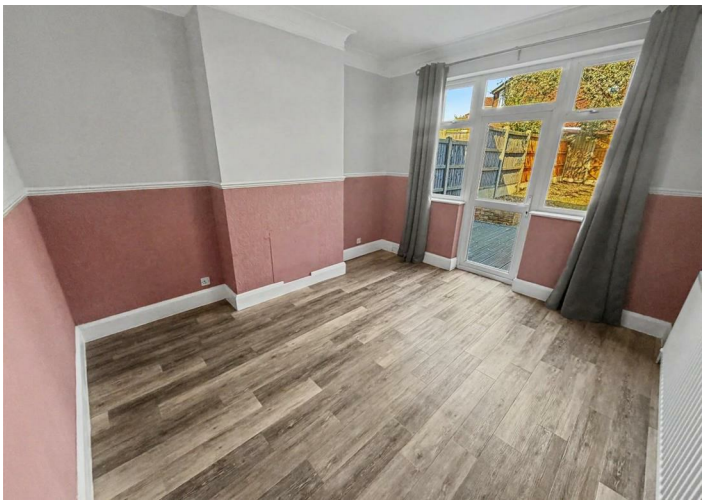
Bathroom
With suite to comprise; panelled bath with shower and shower screen over, vanity unit with inset wash hand basin, and low flush w.c.

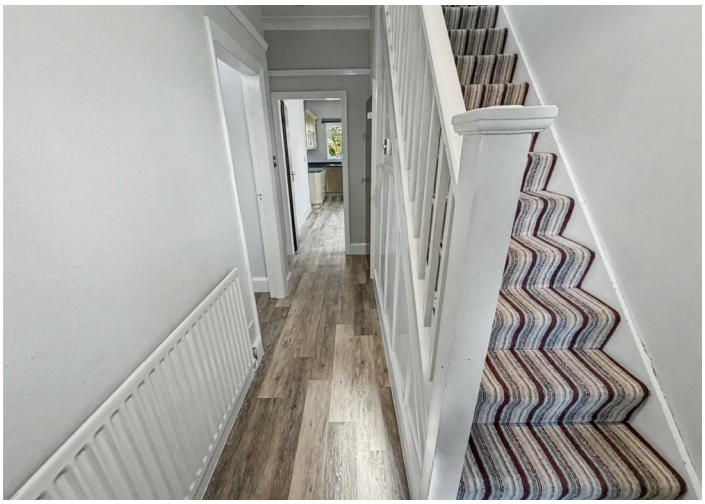
Front Garden
Driveway providing off road parking for two cars and leading to garage. Area laid to lawn. Mature plants and herbaceous borders. pathway and steps up to entrance door. Low wall and hedgerow to boundaries.

Garage
Of timber construction. Double doors. Power and lighting.

Rear Garden
Paved patio and a decked area to the side of the property . A low level brick wall encloses the raised garden which is mainly laid to lawn with borders planted with a variety of shrubs, herbaceous plants and a tree to the rear.

Agents Note
Council Tax Band: C
Energy Efficiency Rating : D





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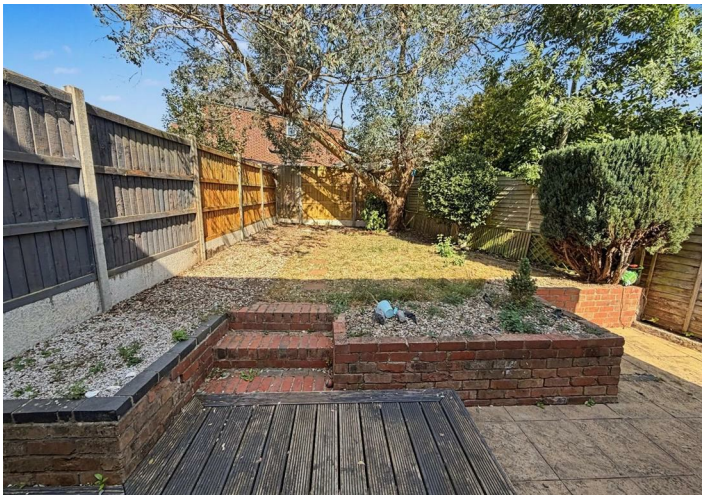

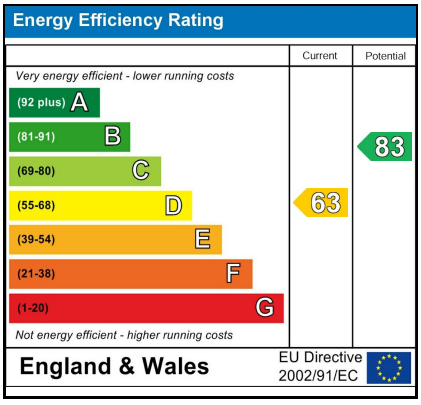

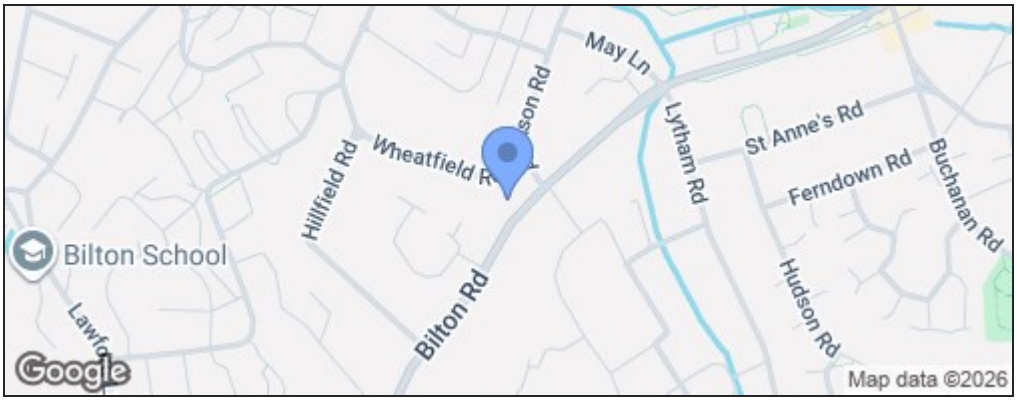

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