HOWKINS & HARRISON

82 Bilton Road, Rugby, Warwickshire, CV22 7AX

82 Bilton Road,
Rugby, Warwickshire,
CV22 7AX

Guide Price: £550,000

A beautiful newly refurbished four/five bedroom detached property set back from the road, located on a substantial plot with parking for several vehicles to both the front and rear of the property. Ideally situated for easy access to local amenities and within walking distance to Rugby Town Centre, this property offers spacious accommodation set over two floors.

Features

- Recently redecorated with new carpets installed
- Spacious lounge/diner & separate sitting room with log burner
- Contemporary kitchen/breakfast room
- Bay windows & galleried Landing
- Four/five bedrooms & Fitted wardrobes to the principal bedroom
- Modern bathroom, recently re-fitted
- Substantial plot with generous fore and rear gardens
- Parking to both the front and rear
- Alarm and CCTV cameras to front and rear
- Substantial loft storage
- Ideally placed for Rugby train station
- No onward chain

Location

Bilton Road is located close to Rugby town centre and has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State-funded and independent schooling is available within the town or a short bus journey away. Lawrence Sheriff and Rugby School are both within easy reach.

The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just less than 50 minutes, as well as regular services to Coventry, Birmingham, and the north.

Rugby Town Centre - 1 mile
Rugby Station – 1 mile
M1 - 7 miles
M6 - 3 miles

Ground Floor

Enter through a part-glazed door to the newly repainted entrance hall with original wooden flooring, stairs rising to the first floor and doors leading through to the ground floor accommodation and to a useful under stairs cupboard. The spacious newly painted sitting room, features an attractive bay window to the front, stripped wooden flooring and picture rail to the walls. A welcoming focal point to the room is a wood burning stove inset into the chimney breast on a slate hearth with timber mantle over. Patio doors provide views over and access to the rear garden. To the rear of the entrance hall there is a wc which is fully tiled with wood effect flooring and is fitted with a corner white high gloss vanity unit with wash hand basin inset, heated towel ladder and plumbing in situ for a downstairs shower, washing machine and tumble drier. There is a large lounge/diner with windows overlooking the front, rear and side aspects affording plenty of natural light, with the focal point of the room being the chimney breast with slate hearth. The kitchen/breakfast room has a vaulted ceiling with Velux windows and is fitted to a contemporary style with a range of handle less, light grey high gloss wall and base kitchen cabinets and drawers including pan drawers with 'Hanex' work surfaces over. Integrated appliances include a five burner gas hob with extractor fan, AEG double oven and microwave combi, fridge/freezer and dishwasher. A side door provides access to the rear.

BE KIND
LOVE
YOU ARE MAGIC
The Very Hungry
Paddington
LION INSIDE

First Floor

A galleried, split level landing features an attractive 'picture' window with stained and frosted glass – an ideal place for a desk or study area. The stairs and landing have been repainted and new carpets fitted. Doors lead through to a wc, family bathroom and four bedrooms, including the principal bedroom which overlooks the front aspect and bedroom two which features an attractive bay window. The third and fourth bedrooms have been repainted and new carpets fitted.
The family bathroom has recently been re-fitted to a high standard with metro style tiling to the splash back areas, wash hand basin inset into a vanity unit, fitted mirror over with integrated blue tooth speakers, chrome and glass shower enclosure with rainfall shower, along with a bath and heated towel ladder. Adjacent is a separate wc with vanity unit and wash hand basin inset and a heated towel ladder. The property has the benefit of a really substantial amount of loft storage (running the whole length of the property) with a loft ladder for easy access.

Outside

To the front of the property there is a gravelled driveway with parking for several vehicles. There are steps inset into railway sleeper retainers which lead to the front door. The fore garden is mainly laid to lawn with mature shrubs and trees providing screening. The generous rear garden is also mainly laid to lawn, with a patio area which is accessible from both the kitchen and sitting room, providing an ideal outdoor entertaining space. There are mature beds planted with a variety of established shrubs and close board fencing to the boundaries, along with a garden shed, ideal for storage. To the rear, a gate provides access to a large hard-standing offering parking for around 4-5 vehicles, which has a large wooden garden shed and is accessible from Bloxham Gardens.

Agents Note

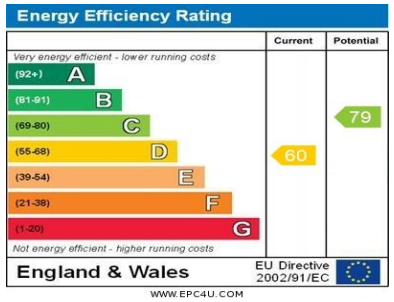
Please note that some images within this brochure include AI-generated furniture for illustrative purposes only. These images are intended to demonstrate the potential layout, scale and appearance of certain unfurnished rooms.

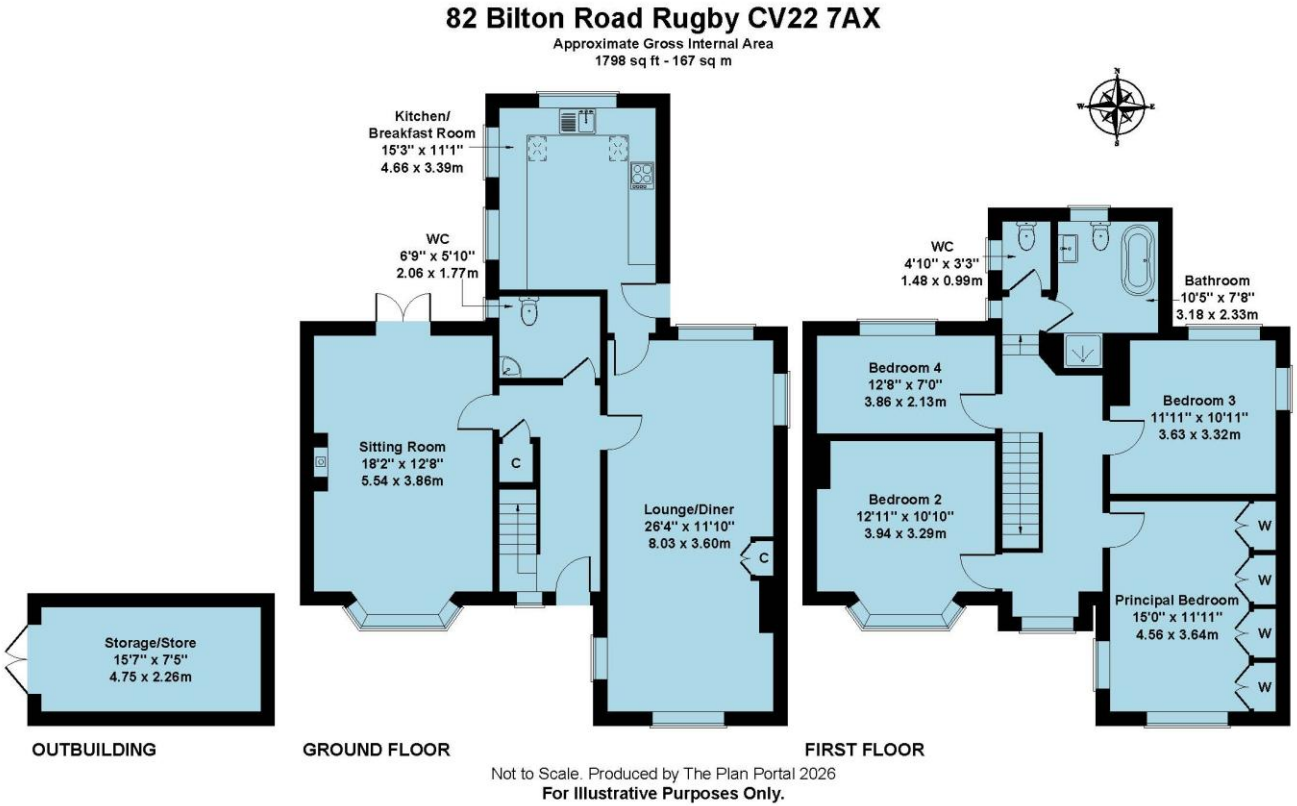
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band –





Howkins & Harrison
7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

rightmove find your happy
RICS

This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.