


# Barrington Road, Bilton

**Offers in the region of £265,000**

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# Barrington Road, Bilton, Rugby

Complete Estate Agents are proud to introduce this delightful semi-detached house on Barrington Road, Bilton, Rugby, an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere throughout.

Designed for modern living, the home features a conveniently located bathroom and a practical, functional layout that ensures every corner is utilised effectively.
Outside, the property benefits from parking for one vehicle, adding to the convenience of daily life. The surrounding area is known for its friendly community and excellent access to local amenities, making it an ideal location for those seeking a balance of tranquillity and comfort.

**Entrance Hall**

**Study / Office 16'7" x 7'1" (5.08 x 2.17)**

**Kitchen 14'2" x 6'4" (4.34m x 1.94m)**

**Lounge/Dining Room 17'8" x 11'6" ( 5.41m x 3.53m )**

**Conservatory 12'0" m x 9'8" (3.68 m x 2.96m)**

**Landing**

**Bedroom One 11'2" x 10'11" (3.41m x 3.33m)**

**Bedroom Two 11'9" x 8'7" (3.59m x 2.64m)**





## Bedroom Three 11'2" x 6'6" (3.42m x 1.99m)

## Family Bathroom

## Rear Garden

Property also has Solar Panels which are leased to a Solar Panel Company - details of this will be provided to Solicitors at that point.

## Driveway

Block paved giving off road parking for several vehicles. Access to garage. Pathway to entrance.

## About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

## Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR









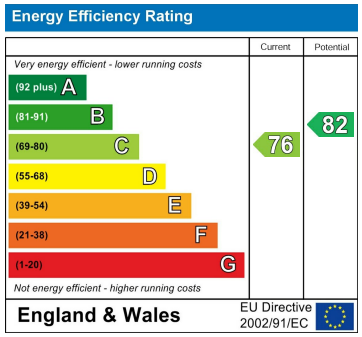


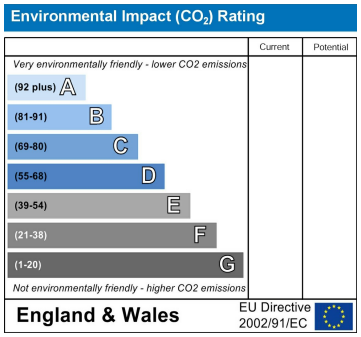











Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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