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Beatty Drive, Bilton
Offers in the region of £245,000

complete 
ESTATE AGENTS

Beatty Drive, Bilton, Rugby

Beatty Drive in Rugby, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property exudes a sense of character while providing modern amenities for a relaxed lifestyle. Upon entering, you will find a welcoming reception room that serves as an ideal space for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, providing ample space for a small family or those seeking a guest room or home office. The shower room is thoughtfully designed, ensuring both functionality and comfort. The property benefits from gas central heating, ensuring a warm and inviting atmosphere throughout the year. Additionally, off-road parking adds to the convenience of this lovely home, making it easy for you and your guests to come and go. With its prime location in Rugby, you will enjoy easy access to local amenities, schools, and parks, making it an excellent choice for families or individuals alike. This semi-detached bungalow is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this charming property your new home.

Entrance Hall

Storage cupboard. Doors to

Kitchen 10'5" x 7'6" (3.20m x 2.31m)

An array of base cupboards and drawers with built in electric double fan assisted oven. Electric halogen hob with extractor above. Plumbing for an automatic washing and dishwasher. Eye level units. Tiled splash areas. Window to front.

Lounge 14'0" x 10'0" m (4.27m x 3.05 m)

Radiator. Exposed brick fireplace with inset living flame gas fire. Bay window to front.



Shower Room

Low flush WC. Wash hand basin. Walk in glazed shower with fitted electric shower. Tiled splash areas. Tiled floor. Radiator. Window to side

Bedroom One 14'0" x 10'5" (4.27 x 3.18)

Built in Cupboard. Radiator. Window to rear.

Bedroom Two 10'11" x 8'0" (3.35 x 2.44)

Radiator. Window to rear.

Garden

Block paving patio with majority of the garden laid to lawn. Fully enclosed by panel fencing. Timber shed and greenhouse.

Front

Laid to lawn with brick retaining wall. Paved off road parking.

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





Total floor area: 56.9 sq.m. (613 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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