

**28 Westfield Road  
Bilton  
RUGBY  
CV22 6AS**

**Offers Over £220,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **KITCHEN**
- **FIRST FLOOR BATHROOM**
- **IN NEED OF MODERNISATION**

- **SEMI DETACHED**
- **LOUNGE/DINER**
- **DOWNSTAIRS W.C.**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A three-bedroom semi-detached property in need of some modernisation and offered with No Onward Chain. In brief, the accommodation comprises: entrance hall, lounge/dining room, kitchen, ground floor w.c., three bedrooms and a first floor bathroom. Externally, there are front and rear gardens and a single garage.

The property is situated between Rugby Town Centre and Bilton Village and is ideally positioned within walking distance of some excellent amenities and well-regarded schooling for all ages. There is easy access to the region's central motorway networks, including the M1/M6 and M45, and is only a short five-minute drive from Rugby train station, which operates main line services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via composite door into:

#### **Entrance Hallway**

Window to side. Stairs rising to first floor landing. Radiator. Understairs storage cupboard. Doors off to:

#### **Lounge / Dining Room**

26'2" x 11'3" (8.00m x 3.44m)

Bay window to front aspect. Patio doors opening to rear garden. Two radiators.

#### **Kitchen**

17'4" x 7'5" (5.30m x 2.28m)

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink and drainer unit. Electric hob. Double oven. Space and plumbing for a washing machine and a dishwasher. Space for a fridge/freezer. Radiator. Windows to both sides. Opening to pantry/cupboard. Glazed door to:

#### **Inner Lobby**

Window to rear. Upvc door leading to garden. Door to:

#### **Downstairs W.C.**

With low level w.c. Window to rear.

#### **First Floor Landing**

Window to side. Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'1" x 8'7" (3.99m x 2.62m)

Bay window to front aspect. Built in wardrobes. Radiator.

#### **Bedroom Two**

10'3" x 10'0" (3.14m x 3.05m)

Window to rear aspect. Airing cupboard. Radiator.

#### **Bedroom Three**

7'3" x 6'3" (2.21m x 1.91m)

Window to front aspect. Built in cupboard. Radiator.

#### **Bathroom**

With suite to comprise: corner bath with electric shower and shower screen over, pedestal wash hand basin, and low level w.c. Radiator. Window to rear elevation.

**Front Garden**

Block paved shared driveway leading to garage. Pathway to entrance. Shrub and plant borders to sides. Timber fencing to boundaries. Wrought iron gates.

**Garage**

Electric door. Power and lighting connected. Personal door to side.

**Rear Garden**

Mainly laid to paving with planted borders to sides. Enclosed by timber panel fencing with gated side pedestrian access.

**Agents Note**

Council Tax Band: B

Energy Efficiency Rating: E







GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.

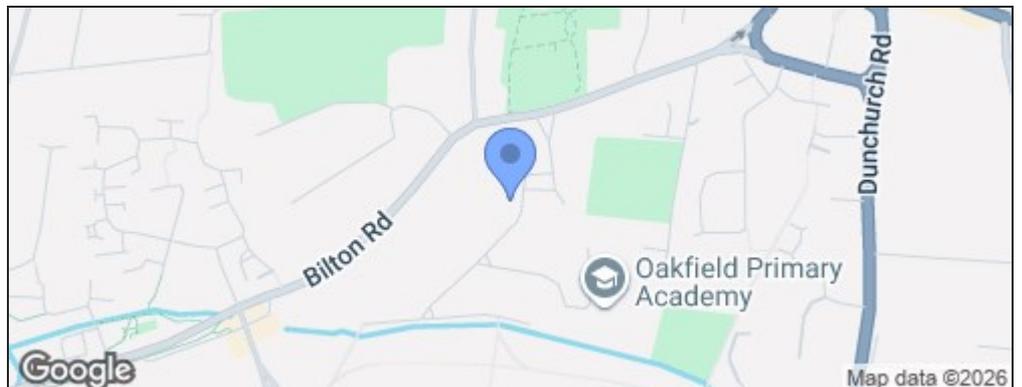
1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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>			
(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.