6 Walnut Way
Bilton
RUGBY
CV22 7TR

£245,000

- THREE BEDROOM TERRACE
- FITTED KITCHEN / DINER
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING: C
- SPACIOUS LOUNGE
- CONSERVATORY
- GARAGE
- CUL DE SAC LOCATION
- NO ONWARD CHAIN

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PERSONAL • PROFESSIONAL • PROACTIVE

A THREE bedroom terrace home situated in a cul de sac, in the popular residential area of Beechcroft. In brief the property comprises, lounge, fitted kitchen/dining room, and conservatory to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally are front and rear gardens, off road parking, and a single garage. The property has been freshly decorated throughout and benefits from upvc double glazing, gas radiator heating, and new carpets.
Located in a highly sought after part of Bilton where local shops are within easy walking distance. Bilton village is only five minutes away and has excellent amenities including; churches, two supermarkets, a chemist, a doctor's surgery, a post office, takeaways, and two well regarded public houses. The property is ideally located for easy access to Rugby, Leamington Spa and Coventry with Rugby train station just a short drive away operating mainline services to London Euston and Birmingham New Street.
This property is considered an ideal first time buy or investment. No Onward Chain.

Accommodation Comprises
Entry via obscure glazed hardwood door into:

Porch
Wall mounted fusebox. Door to:

Lounge
14'9" x 11'5" (4.50m x 3.50m)
Window to front aspect. Feature fireplace with stone surround and hearth. Radiator. Dado rail. Coving to ceiling. Chrome lightswitches. Central heating thermostat. Stairs rising to first floor. New carpets.

Kitchen / Diner
16'4" x 6'6" (5.00m x 2.00m)
Fitted with a range of base and eye level beech effect units with display cabinet. Work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Built in electric oven with gas hob and extractor over. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Tiled splash backs. Radiator. New vinyl flooring. Window to rear. Sliding patio doors to conservatory.

Conservatory
8'0" x 7'9" (2.46m x 2.38m)
Obscure windows to the left side. Wood floor covering. Patio doors to rear garden. Radiator.

First Floor Landing
New carpets. Doors off to:

Bedroom One
13'1" x 12'5" (4.01m x 3.80m)
Two windows to rear aspect. Built in storage cupboards. Radiator. New carpets.

Bedroom Two
11'5" x 8'10" (3.50m x 2.70m)
Window to front. Radiator. New carpets.

Bedroom Three
8'10" x 8'2" (2.70m x 2.50m)
Window to front. Radiator. New carpets.

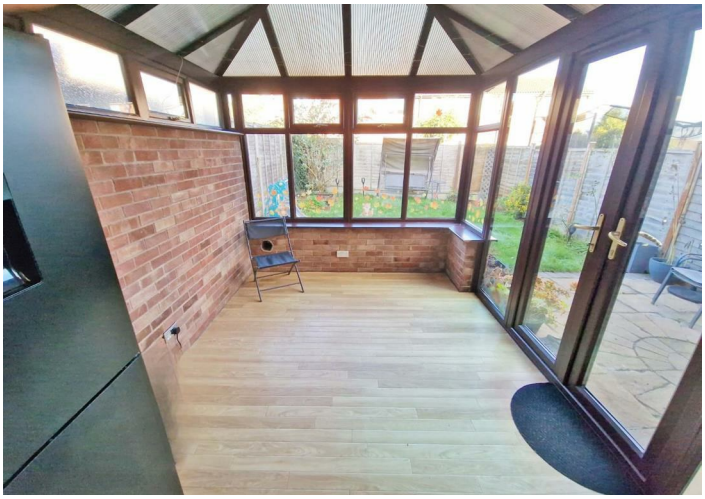
Bathroom
With suite to comprise; panelled bath with mixer shower over and shower screen, wash hand basin and low level w.c. Tiling to all splash areas. Airing cupboard housing. Vaillant boiler. Obscure window to rear elevation.

Front Garden
Pathway to entrance. Off road parking. Area laid to lawn.

Integral Garage
17'8" x 11'5" (5.41m x 3.50m)
Up and over door. Personal door to rear garden.

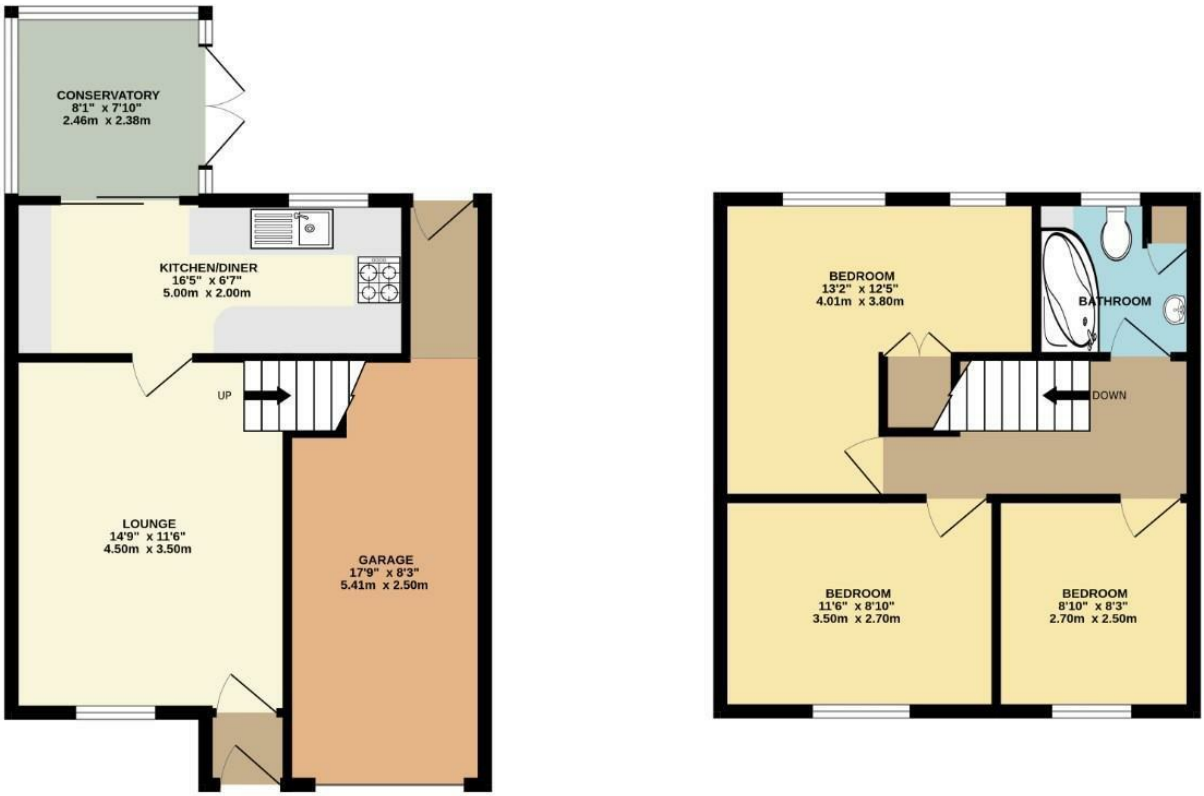
Rear Garden
Mainly laid to lawn. Patio area. Outside tap. Enclosed by timber fencing. Personal door to garage.

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



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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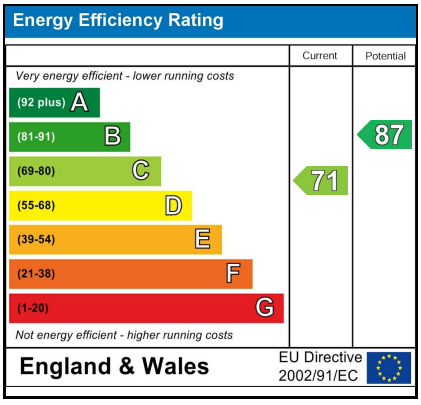

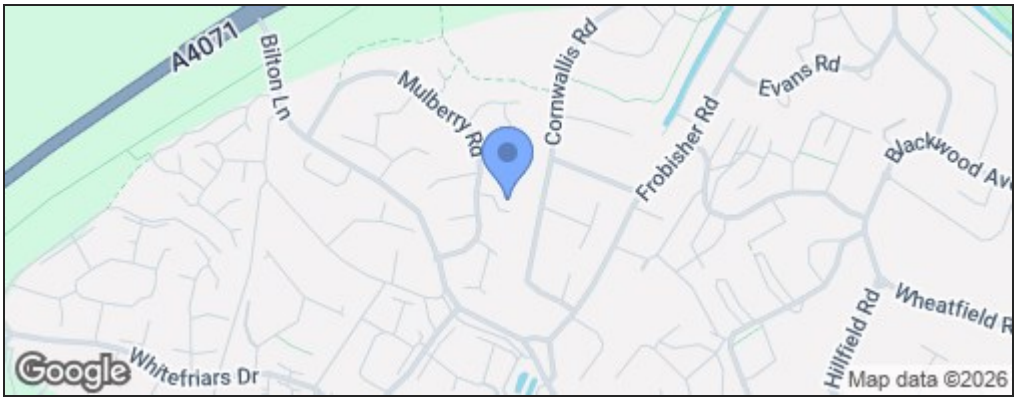

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