

**15 Avenue Road
New Bilton
RUGBY
CV21 2JW**

Guide Price £195,000



- **TWO BEDROOM TERRACED**
- **FITTED KITCHEN**
- **GOOD SIZED GARDEN & POTENTIAL PARKING**
- **POPULAR LOCATION**
- **NO UPWARD CHAIN**

- **TWO RECEPTION ROOMS**
- **ORIGINAL FEATURES**
- **UPSTAIRS FAMILY BATHROOM**
- **CELLAR**
- **ENERGY PERFORMANCE RATING: D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A charming two bedroom single bay fronted home in the popular area of New Bilton, offering character, space and practicality. The ground floor begins with an inviting entrance hall featuring its original tiled floor, leading through to two well proportioned reception rooms that provide flexible living and dining space. The fitted kitchen sits to the rear, with access down to a useful cellar.

On the first floor, TWO generous double bedrooms are served by a well arranged UPSTAIRS FOUR PIECE BATHROOM. The property benefits from double glazing, gas fired central heating and a wealth of original features that add warmth and personality throughout.

Outside, there is a gated low maintenance fore garden and a very good sized rear garden. With a few thoughtful modifications, the rear garden has the potential to accommodate ample off road parking thanks to the access road behind the property.

New Bilton offers convenient access to local shops, main bus routes and everyday amenities, making this a practical and well located home for a wide range of buyers.

Accommodation Comprises

Entry via part glazed front entrance door into:

Entrance Hall

Stairs rising to first floor. Radiator. Original tiled floor. Doors off to lounge, and dining room.

Lounge

12'9" x 10'9" (3.90m x 3.30m)

Double glazed bay window to front aspect. Feature fireplace. Radiator. Storage cupboard with shelving.

Dining Room

13'5" x 10'9" (4.10m x 3.30m)

Double glazed window to rear aspect. Inset storage. Door to:

Kitchen

10'5" x 7'10" (3.20m x 2.40m)

Fitted with a range of base and eye level units. Work surface space with inset sink and drainer. Built in gas hob, with built in oven below and extractor hood over. Wall mounted newly fitted boiler. Door to cellar. Double glazed window to side aspect. Part glazed door leading out to side and rear garden.

Cellar

Steps lead down to the cellar which provides ample space for storage of appropriate items.

First Floor Landing

Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One

14'1" x 11'2" (4.30m x 3.41m)

Double glazed window to front aspect. Original feature fireplace. Radiator.

Bedroom Two

13'5" x 8'3" (4.10m x 2.54m)

Double glazed window to rear aspect. Original feature fireplace. Radiator.

Bathroom

With suite to comprise; panelled bath, wall mounted wash hand basin, shower cubicle , and a low level w.c. Frosted double glazed window to rear elevation.

Utility and W.C.

To the rear of the property there is a utility with space and plumbing for a washing machine, and has additional space for a tumble dryer.

Front Garden

The enclosed low maintenance front garden is accessed via a wrought iron gate.

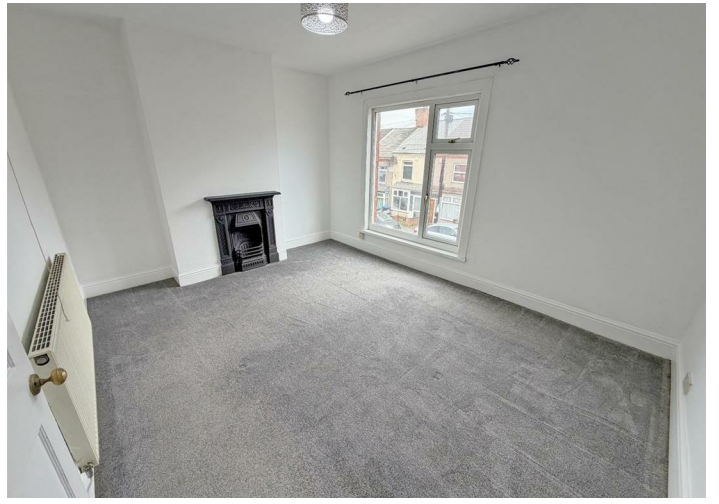
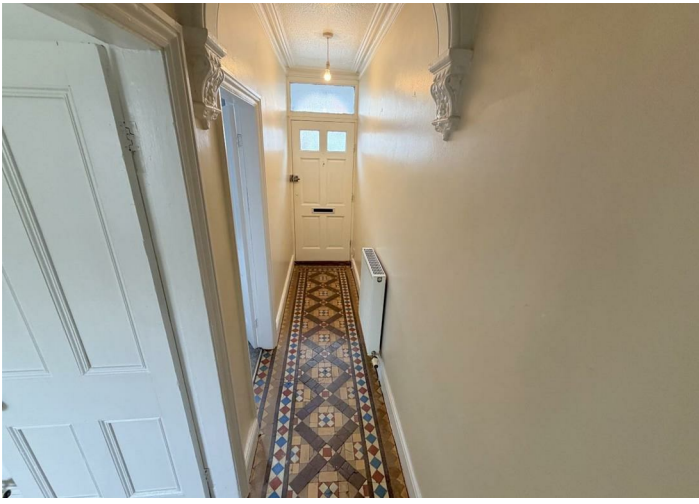
Rear Garden

The garden is mainly laid to lawn with a path heading from the kitchen door down to the end where there is a hard standing area. A wrought iron gate gives access to the service road.

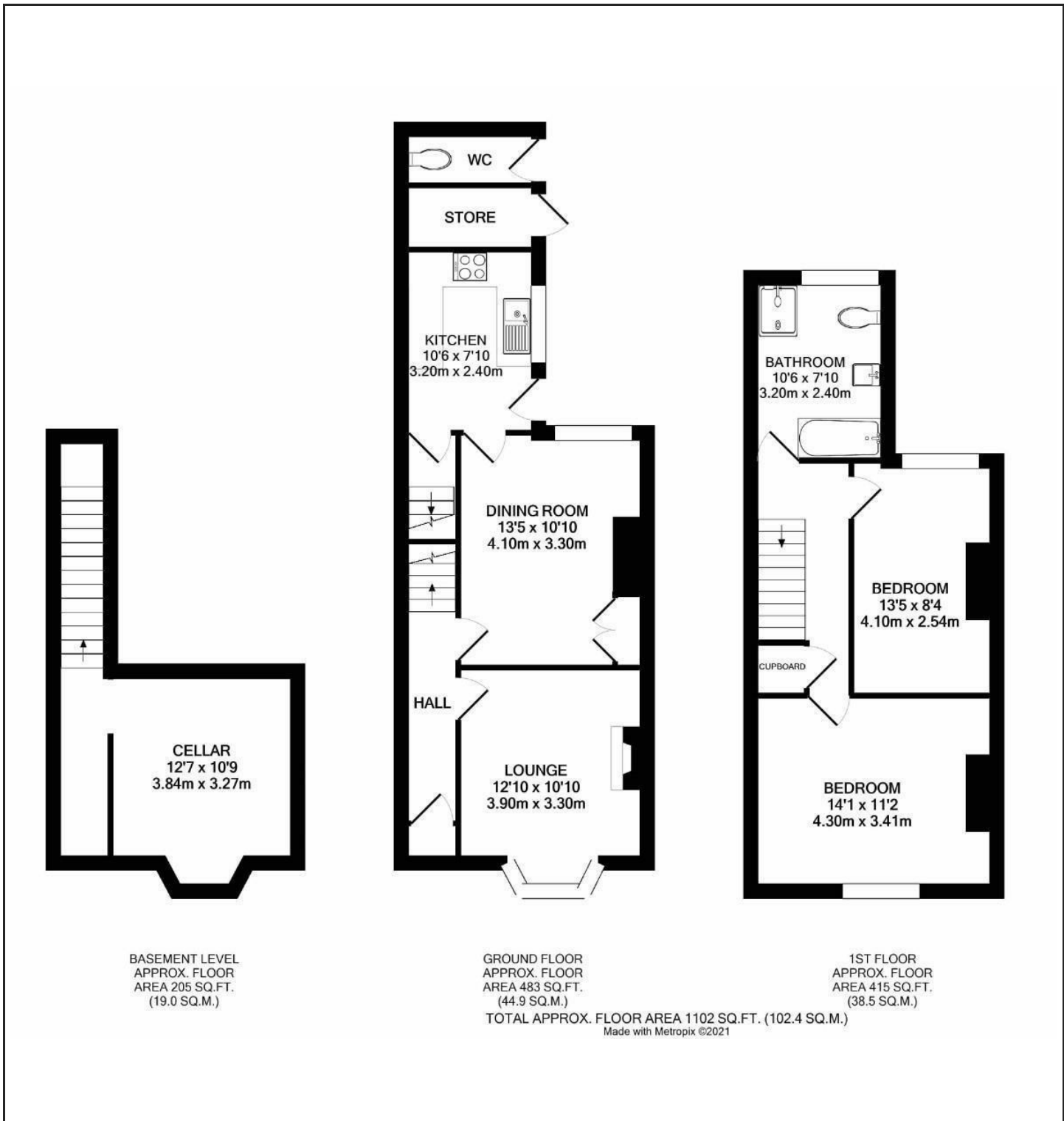
Agents Note

Council Tax Band A

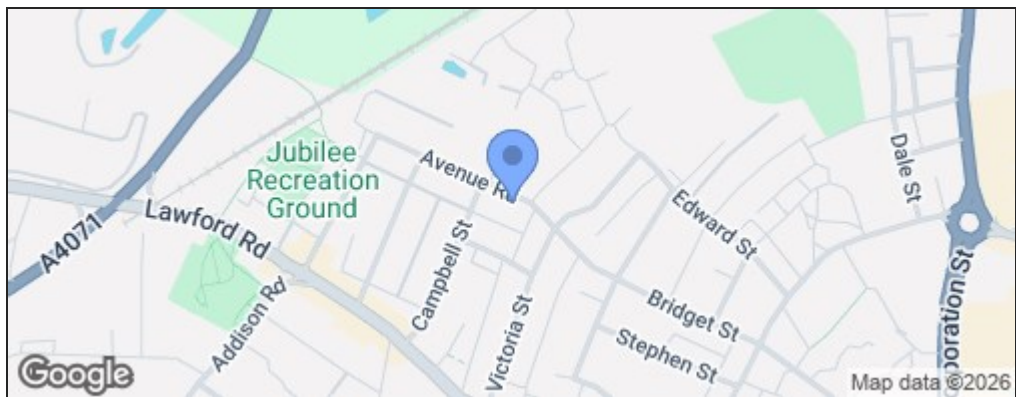
Energy Efficiency Rating D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.