14 Jasmine Way
Bilton
RUGBY
CV22 7UR

Guide Price £250,000

- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- MODERN SEMI DETACHED
- GROUND FLOOR W.C.
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING B

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a cul-de-sac in the popular village of Bilton, this modern two-bedroom semi-detached home offers stylish, low-maintenance living in a highly convenient location. The ground floor features an entrance hall, a useful downstairs w.c., and a bright open-plan lounge/kitchen/diner that creates a sociable and contemporary living space. Upstairs, there are two generous double bedrooms and a well-appointed bathroom. Outside, there is off-road parking for two vehicles and an enclosed rear garden. The property also benefits from upvc double glazing and gas radiator central heating.
Ideally positioned close to Bilton village's range of shops and amenities, the property also offers easy access to Rugby town centre and Rugby Railway Station, with mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via composite door into:

Entrance Hallway
Stairs rising to first floor. Radiator. Karndean flooring. Door to lounge/kitchen/diner.

Open Plan Lounge / Kitchen / Diner
25'5" x 12'7" (7.75m x 3.86m)
Karndean flooring.

Kitchen Area
Fitted with a range of base and eye level units. Window to front. Alcove with space and plumbing for a washer/dryer. Electric cooker with extractor hood over. Work top space incorporating a sink and drainer unit with mixer tap over. Integrated dish washer. Integrated fridge/freezer. Door to W.C.

Lounge / Dining Area
Window to rear. Patio doors opening to rear garden. Two radiators.

Cloakroom / W.C.
With wash hand basin and low level w.c. Extractor fan. Karndean flooring.

First Floor Landing
Access to part boarded loft space. Radiator. Airing cupboard housing wall mounted boiler. Doors off to bedrooms and bathroom.

Bedroom One
12'7" x 9'1" (3.86m x 2.79m)
Window to rear. Radiator.

Bedroom Two
9'4" x 9'1" (2.87m x 2.79m)
Window to rear. Radiator. Storage cupboard.

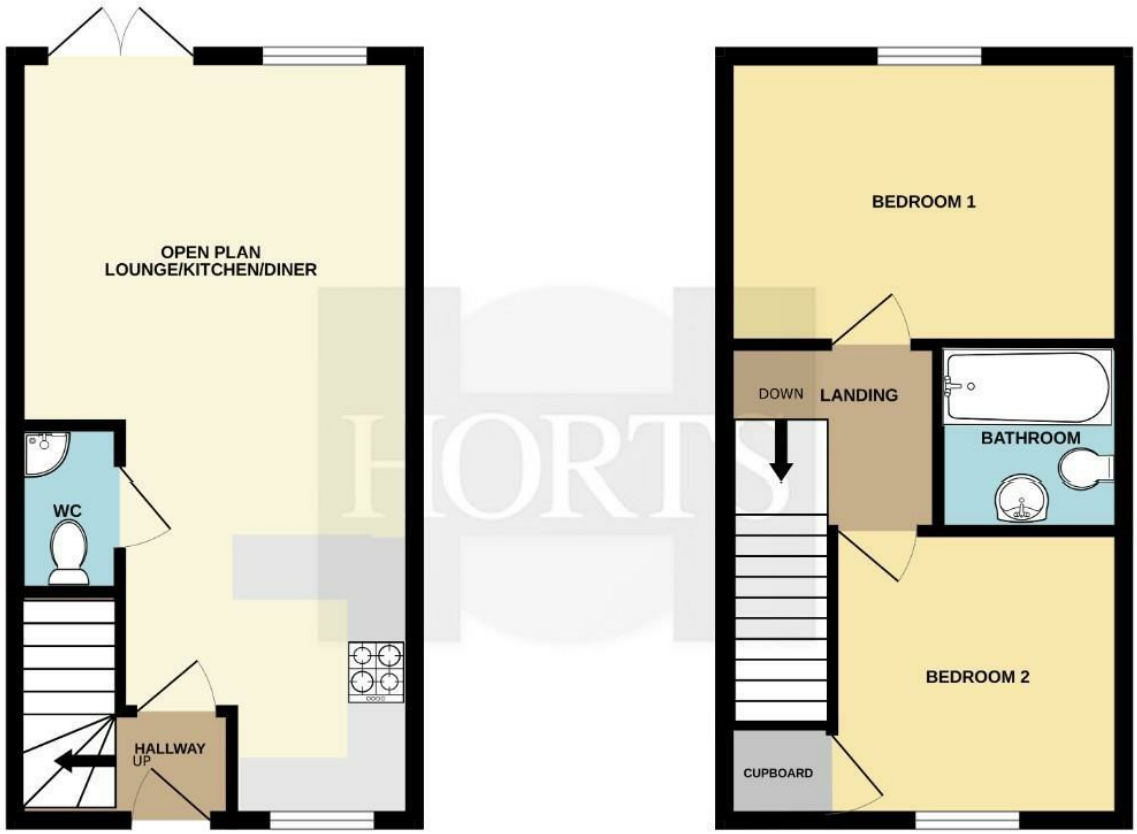
Bathroom
With suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin, and low level w.c. Heated towel rail. Window to side elevation.

Front Garden
Block paved driveway providing off road parking for two cars. Area laid to lawn.

Rear Garden
Mainly laid to lawn. Patio area. Enclosed by timber fencing. Gated pedestrian access.

Agents Note

Council Tax Band: C
Energy Efficiency Rating: B



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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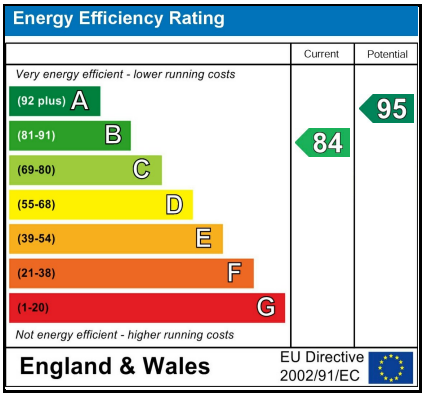

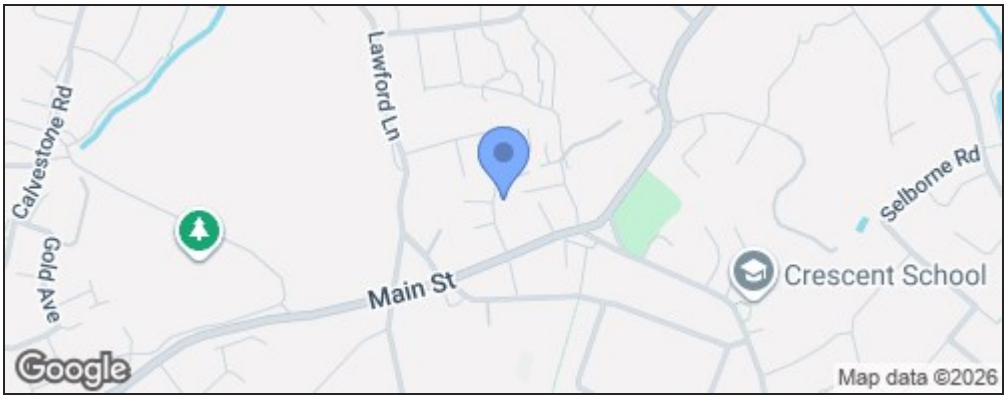

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