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Berrybanks, Bilton
Offers in the region of **£295,000**

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ESTATE AGENTS

Berrybanks, Bilton, Rugby

Nestled in the charming area of Berrybanks, Rugby, this delightful end terrace house offers a perfect blend of modern living and comfort. Built in 2001, this three-storey townhouse boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The property features a lovely conservatory, which allows natural light to flood in, creating a warm and welcoming atmosphere. The main bedroom benefits from an en suite bathroom, ensuring privacy and convenience for the occupants. With two bathrooms in total, morning routines will be a breeze for the whole family. The house is situated in a peaceful cul-de-sac location, offering a tranquil environment away from the hustle and bustle of everyday life. Parking is a significant advantage here, with space available for up to three vehicles, along with the added benefit of a garage for secure storage. This property is not only a comfortable home but also a practical choice for those with multiple vehicles. In summary, this well-appointed end terrace house in Berrybanks is a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the chance to make this lovely property your new home.

Entrance Hall

Entered via glazed door.

Cloakroom

Low flush WC. Wash hand basin. Radiator. Window to front.

Kitchen 12'0" x 7'10" (3.68 x 2.39m)

An array of base cupboards and drawers with worktops above. Built in fan assisted oven with halogen hob and extractor above. Plumbing for an automatic washing machine and dishwasher. Eye level units. Sink unit with mixer tap. Space for an upright fridge / freezer. Tiled splash areas. Cupboard housing gas central heating boiler which serves domestic hot water and radiators throughout. Breakfast bar. Window to front.



Lounge 14'11" x 14'9" (4.57 x 4.5)

Fire surround with gas fire point. Wood effect flooring. Radiator. Double glazed french doors to.

Conservatory 14'8" x 7'5" (4.48 x 2.28)

Double doors to rear garden. Glass Roof. Door to Garage.

First Floor Landing

Doors to

Bedroom Two 14'11" x 11'1" (4.57 x 3.40)

Radiator. Window to rear

Bedroom Three 9'8" x 7'10" (2.95 x 2.40)

Radiator. Window to front.

Bathroom 7'10" x 5'10" (2.39 x 1.78)

Low flush WC. Wash hand basin. Panelled bath with shower over. Tiled splash areas. Window to side.

Stairs to Second Floor**Bedroom One 14'9" x 11'5" (4.50 x 3.49)**

Spacious room with dual aspect windows. Built in wardrobe. Radiator. Access to loft.

En Suite

Walk in shower with glazed door. Tiled splash areas. Low flush wc. Wash hand basin. Extractor fan. Radiator. Velux window.

Garden

Paved patio with railway sleeper edging leading to an Artificial turfed area. Fully enclosed with panel fencing.

Garage 17'4" x 8'3" (5.30 x 2.54)

Entered via up and over door. Usefull loft storage space.

About Rugby

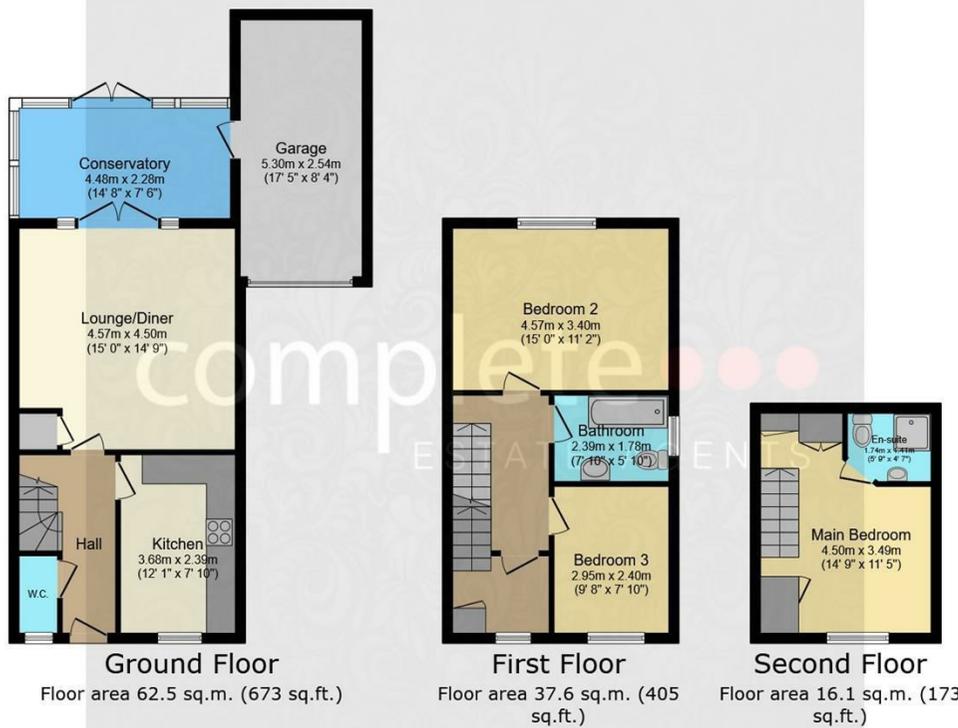
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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

Parking

For two vehicles



Total floor area: 116.2 sq.m. (1,251 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.

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