

**15 Carlton Road  
Bilton  
RUGBY  
CV22 7PB  
£220,000**



- **THREE BEDROOM**
- **LOUNGE**
- **DOWNSTAIRS BATHROOM**
- **PARKING AND GARAGE**
- **GAS RADIATOR HEATING**

- **SEMI DETACHED HOME**
- **BREAKFAST KITCHEN**
- **FRONT AND REAR GARDENS**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom semi detached home located in a popular area of Bilton. Offered with NO ONWARD CHAIN. In brief, the accommodation comprises; entrance hall, lounge, breakfast kitchen, ground floor bathroom, separate w.c, and three first floor bedrooms. This property benefits from upvc double glazing and gas radiator central heating. Externally there are front and rear gardens, a driveway and a single garage.

Located close to convenience stores and schooling for all for all ages. There is easy access to the region's central motorway networks (M1/M6 and M45) and Rugby Railway Station which operates mainline services to London Euston and Birmingham. There is a further range of state and private schooling available in the surrounding areas including; Harris, Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and World famous Rugby School.

### **Accommodation Comprises**

Entry via upvc side door with obscure double glazed panel into:

#### **Hallway**

Stairs rising to first floor. Doors off to lounge, kitchen, bathroom, and w.c.

#### **Lounge**

16'1" x 9'9" (4.91m x 2.99m)

Window to front aspect. Feature fireplace with gas fire. (not tested). Radiator with thermostat control. Wall lights.

#### **Breakfast Kitchen**

Fitted with a range of bas and eye level units. Roll top work surfaces with one and a quarter stainless steel sink and drainer unit. Part tiled walls. Electric cooker with extractor hood over. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Storage cupboard housing electricity meter. Understairs storage cupboard. Window to rear. Part glazed door to rear garden.

#### **Bathroom**

Panelled bath with electric shower over. Wash hand basin. Radiator. Obscure window to rear elevation.

#### **Separate W.C.**

Low level w.c. Wash hand basin. Central heating boiler. Obscure window to side elevation.

#### **First Floor Landing**

Access to loft space. Radiator. Doors off to bedrooms.

#### **Bedroom One**

14'2" x 9'9" (4.34m x 2.99m)

Window to front aspect. Built in storage. Radiator with thermostat control.

#### **Bedroom Two**

15'1" x 8'2" (4.61m x 2.50m)

Window to rear aspect. Window to side aspect. Airing cupboard housing hot water tank. Radiator with thermostat control.

#### **Bedroom Three**

8'10" x 7'10" (2.70m x 2.40m)

Window to rear aspect. Radiator with thermostat control.

**Front Garden**

Laid to lawn with shrub borders. Access to the garage.

**Garage**

17'4" x 8'3" (5.30m x 2.52m)

Double doors to front. Window to rear. Power and lighting.

**Rear Garden**

Laid to lawn. Shrub borders. Patio area. Enclosed by timber fencing.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: C

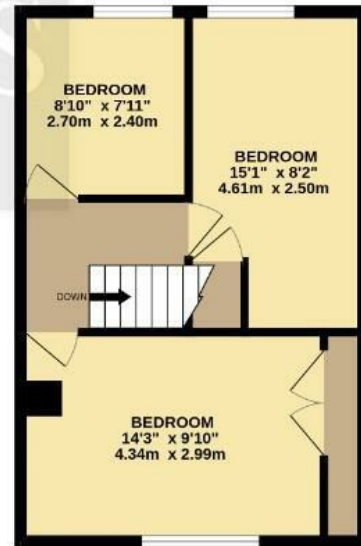
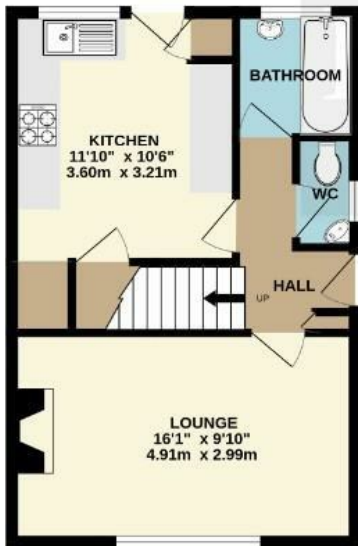






GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

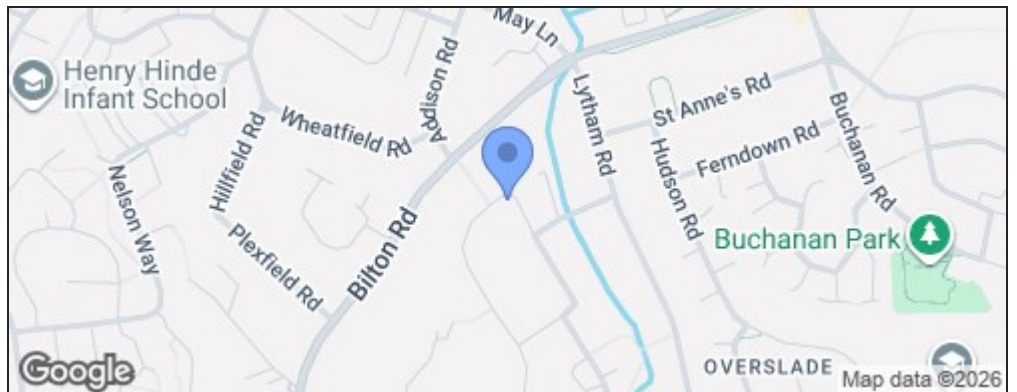
1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 938 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.