



11 Ivy Grange, Bilton, Rugby, Warwickshire, CV22 7XQ

HOWKINS &
HARRISON

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Warwickshire, CV22 7XQ

Guide Price: £275,000

A well presented three bedroom semi detached property situated in the heart of Bilton Village within walking distance of many amenities. The property is located in a quiet cul-de-sac and further benefits from off-road vehicular parking and no onward chain.

Features

- Three bedrooms
- Family bathroom
- Kitchen/dining room
- Ground floor cloakroom
- Popular location
- Walking distance to local amenities
- Cul de sac location
- Block paved drive with off-road parking
- No onward chain



Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. It is ideally placed to access major road networks including the A45, M45, M1 and M6. The village still retains some of its original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century.



Ground Floor

From under a covered storm canopy, the property opens into the entrance hall with wood-effect flooring and stairs rising to the first floor. The sitting room enjoys an outlook to the front aspect and has a continuation of the wood effect flooring, creating a comfortable and practical living space. A door provides access to a useful cloakroom, with WC and corner wash hand basin, and double doors lead through to the kitchen/dining room, which provides an excellent space for both everyday living and entertaining, with ceramic tiled flooring and a range of high-gloss cream wall and base units complemented by work surfaces. Integrated appliances include a washing machine, fridge/freezer, four-ring gas hob with extractor hood and stainless-steel

splashback, together with an electric oven. French doors open directly from the dining area onto the rear garden, providing a pleasant connection between the indoor and outdoor spaces.

First Floor

The first-floor landing provides access to three bedrooms and the family bathroom. Both the principal bedroom and second bedroom benefit from fitted cupboards, providing useful built-in storage. Overlooking the rear garden, the family bathroom is finished with ceramic tiled flooring and neutral wall tiling with attractive mosaic detailing. The suite comprises a panelled bath with shower and glass screen over, WC and wash hand basin, complemented by a chrome heated towel radiator.

Outside

To the front, a block-paved driveway provides off-road parking for two vehicles, while gated side access leads through to the rear garden. The enclosed rear garden is predominantly laid to lawn and features a sandstone patio providing an ideal seating area for outside dining. There is a border with bark chippings running across the rear with close board fencing enclosing the garden.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

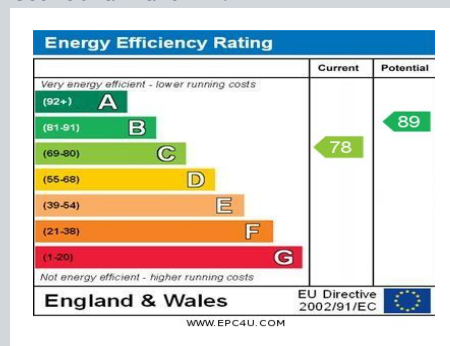
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

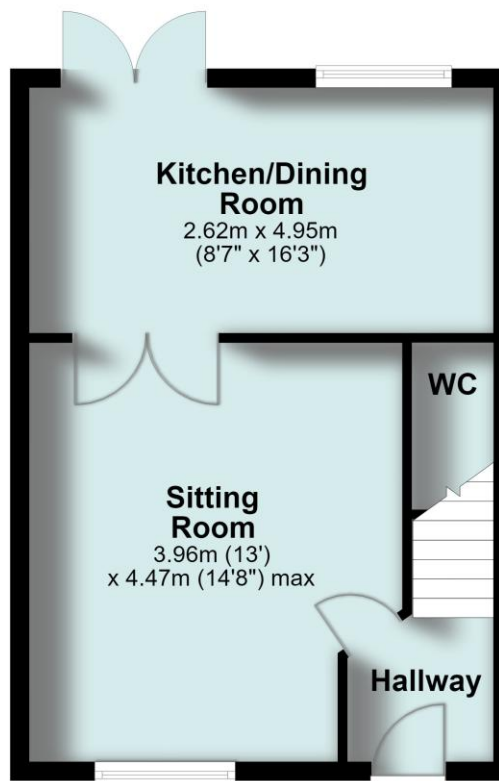
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

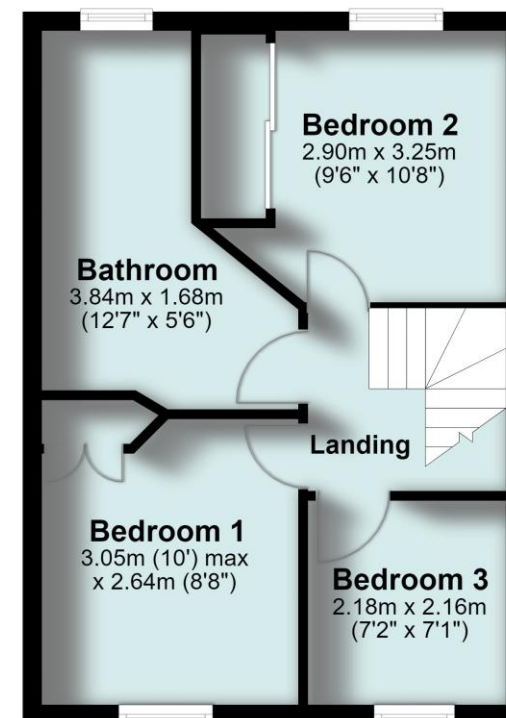
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – D.



Ground Floor



First Floor



Total area: approx. 71.3 sq. metres (767.3 sq. feet)

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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