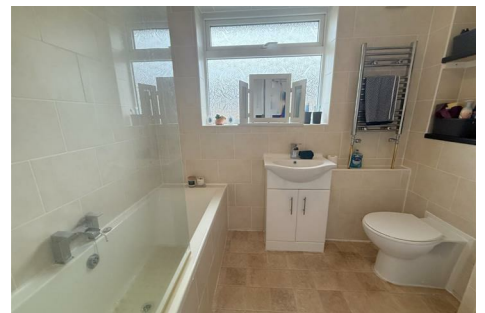


**203 Frobisher Road  
Bilton  
RUGBY  
CV22 7JF  
£270,000**



- **THREE/FOUR BEDROOMS**
- **EXTENDED KITCHEN**
- **GAS CENTRAL HEATING**
- **OFF ROAD PARKING**
- **GROUND FLOOR BEDROOM WITH EN-SUITE**
- **LOUNG/DINER**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Positioned on Frobisher Road in Rugby and very close to all schooling, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a convenient ground floor bedroom complete with an ensuite, this property is ideal for families or those seeking extra space.

The home boasts a lounge/diner, providing ample space for relaxation and entertaining guests. The extended kitchen is a standout feature, offering a bright and airy environment for culinary pursuits, making it the heart of the home.

Gas central heating ensures a warm and cosy atmosphere throughout the year, while off-road parking for two vehicles adds to the convenience of this lovely residence.

This property is not just a house; it is a place where memories can be made. With its thoughtful layout and desirable location, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this charming home your own.

### **Accommodation Comprises**

Entry via upvc door with obscure double glazed panels into:

#### **Entrance Hall**

Double glazed window to side. Radiator with thermostat control. Door to:

#### **Lounge / Dining Room**

24'8" x 12'2" (7.54m x 3.72m)

#### **Dining Area**

Double glazed window to front. Radiator with thermostat control. Laminate flooring. Door to ground floor bedroom. Door to stairs rising to first floor.

#### **Lounge Area**

Double glazed window to rear. Radiator with thermostat control. Door to kitchen.

#### **Ground Floor Bedroom**

11'11" x 7'10" (3.64m x 2.41m)

Radiator with thermostat control. Laminate flooring. Door to:

#### **Ensuite Shower Room**

7'10" x 3'11" (2.41m x 1.20m )

Double shower cubicle with electric shower. Aqua boarding. Vanity sink unit with mixer tap over. Low flush w.c. Ladder radiator. Extractor fan. Obscure double glazed window to the front.

#### **Kitchen**

18'9" x 8'10" (5.72 x 2.71m)

Fitted with a range of base and eye level units with roll edge work surface space. Stainless steel inset sink with mixer tap over. Tiled splashbacks. Belling range cooker with extractor hood over. Space and plumbing for a dishwasher and washing machine. Space for a tumble dryer. Space for an American style fridge/freezer. Laminate flooring. Understairs storage cupboard. Further storage cupboard. Radiator. Double glazed windows to the rear and side. Upvc door with obscure double glazed panel to the side.

**Bedroom One**

12'9" x 8'11" (3.89m x 2.73m)

Upvc double glazed window to front. Radiator with thermostat control.

**Bedroom Two**

9'11" x 8'11" (3.03m x 2.73m)

Upvc double glazed window to rear. Radiator with thermostat control.

**Bedroom Three**

10'2" x 7'3" (3.10m x 2.22m)

Upvc double glazed window to front. Radiator with thermostat control.

**Bathroom**

10'2" x 5'10" (3.10m x 1.80m)

With suite to comprise; panelled bath with shower over, vanity inset sink unit, and low flush w.c. Fully tiled walls. Chrome ladder radiator. Extractor fan.

**Front Garden**

Block paved drive providing off road parking for several cars. Side access to rear garden.

**Rear Garden**

Mainly laid to lawn with patio area. Enclosed by timber fencing.

**Agents Note**

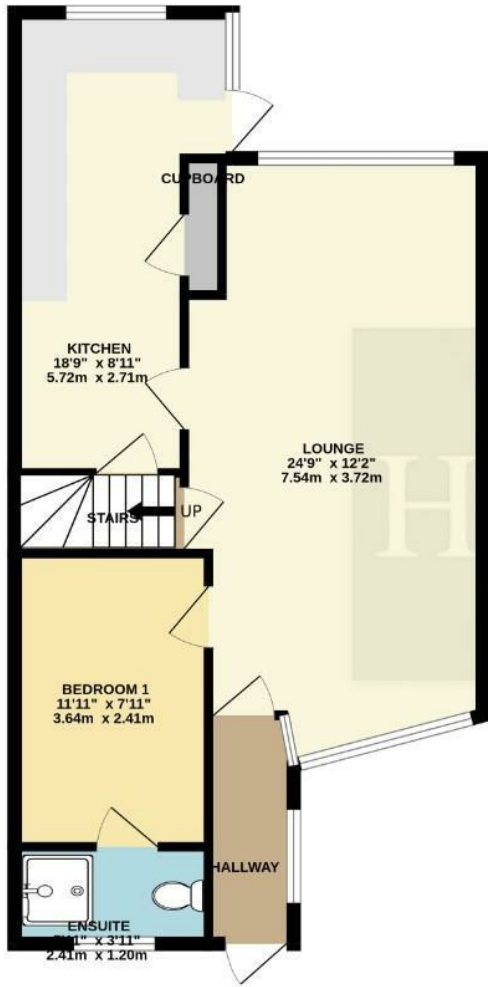
Council Tax Band: C

Energy Efficiency Rating: D

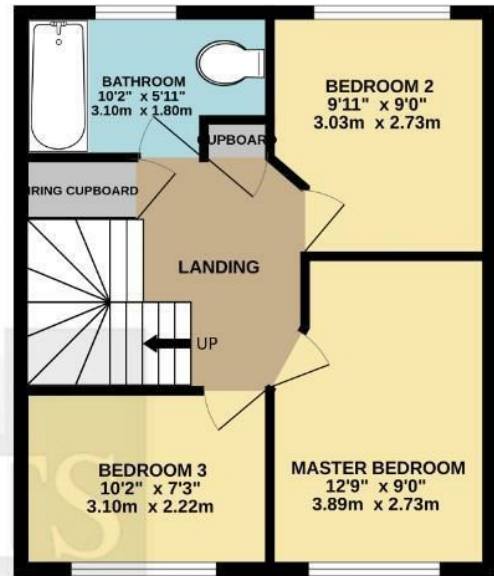




GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



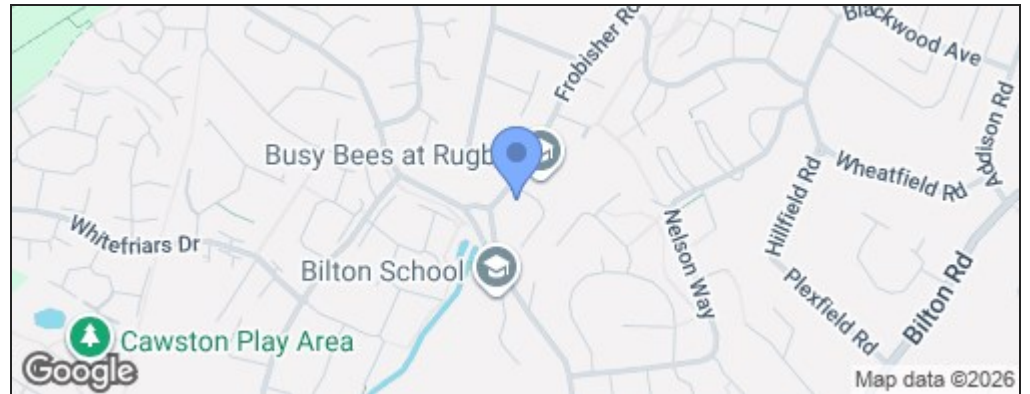
1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1035 sq.ft. (96.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.