

**26 Barrington Road
Bilton
RUGBY
CV22 7HP**

Guide Price £235,000



- **THREE BEDROOM SEMI DETACHED**
- **FITTED KITCHEN**
- **SEPERATE UPSTAIRS W/C**
- **ENCLOSED REAR GARDEN**
- **NO UPWARD CHAIN**

- **SPACIOUS LOUNGE**
- **UPSTAIRS FAMILY BTHROOM**
- **WARM AIR CENTRAL HEATING**
- **OFF ROAD PARKING & INTEGRAL GARAGE**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

No Onward Chain. A three bedroom semi detached home set in a popular part of Bilton, offering a practical layout and a convenient position close to village amenities and well regarded schools.

The ground floor includes an entrance hall leading to a spacious lounge diner and a fitted kitchen. Upstairs, there is a bathroom with a separate w.c. The property has upvc double glazing throughout, warm air heating on the ground floor and electric heaters on the first floor.

Outside, there is off road parking for three vehicles, a garage and an enclosed rear garden.

The location is another strong advantage. Positioned close to Bilton village with its wide range of shops and everyday facilities, the home is within walking distance of Rugby High School and Bilton School. Rugby town centre is easily reached, and Rugby Railway Station provides fast mainline services to London Euston and Birmingham New Street, making this an appealing choice for commuters as well as families.

Accommodation Comprises

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

Entrance Hall

Dog leg staircase rising to first floor. Understairs storage cupboard. Warm air vent. Doors off to lounge/dining room and kitchen.

Lounge / Dining Room

17'7" x 10'9" (5.38m x 3.28m)

Double glazed sliding patio door to rear. Obscure double glazed door to rear. Warm air vents. Television point. Heating thermostat. Coving to ceiling.

Kitchen

14'6" x 6'3" (4.42m x 1.91m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in oven and ceramic hob. Space and plumbing for a washing machine. Space for a fridge/freezer. Boiler for warm air system. Warm air vents. Double glazed window to front. Obscure double glazed door to side.

First Floor Landing

Access to loft space. Airing cupboard with hot water tank. Doors off to bedrooms, bathroom, and w.c.

Bedroom One

11'3" x 11'1" (3.43m x 3.38m)

Double glazed window to rear. Electric radiator.

Bedroom Two

11'6" x 8'7" (3.53m x 2.64m)

Double glazed window to front. Electric radiator.

Bedroom Three

11'1" x 6'5" (3.38m x 1.98m)

Double glazed window to rear. Electric radiator.

Bathroom

With suite to comprise; panelled bath with electric shower over and wall mounted wash hand basin. Tiled walls. Obscure double glazed window to side. Tiled walls. Chrome radiator.

Separate W.C.

Low flush W.C. Obscure double glazed window to side.

Front Garden

Area laid to grave. Pathway to entrance. Driveway providing off road parking and leading to garage. Access to rear garden.

Garage

With up and over style door.

Rear Garden

Mainly laid to lawn with timber decking. Range of mature plants, shrubs and trees. Enclosed by timber fencing and brick wall. Gated side pedestrian access.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



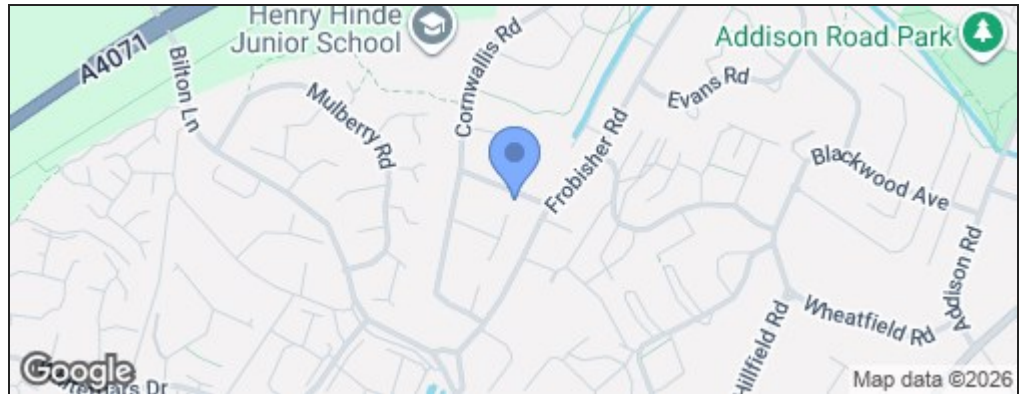




Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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.