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Freemantle Road, Bilton  
Offers in the region of £229,950

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ESTATE AGENTS



# Freemantle Road, Bilton, Rugby

Freemantle Road in Rugby, this delightful extended two-bedroom end-of-terrace house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The fitted kitchen is well-equipped, providing ample space for culinary creations and family gatherings. This property boasts two generously sized bedrooms, perfect for a small family or those seeking extra space for guests or a home office. The bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the standout features of this home is the double glazing, which not only enhances energy efficiency but also contributes to a peaceful living environment. Additionally, the property includes a garage, providing secure storage or parking for your vehicle, along with off-road parking for added convenience.

With its desirable location and practical amenities, this house is an excellent opportunity for anyone looking to settle in Rugby. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.

## Entrance Porch

Being of brick and uPVC construction and with double glazed, obscure windows to front and side aspects, LED wall light and double glazed, obscure door to hallway.

## Entrance Hallway

Entrance Hallway

With radiator, stairs rising to first floor, sequoia limed oak effect tiled flooring and a door to the lounge

## Lounge 4.93m x 3.20m

With double glazed window to front aspect, radiator, television and telephone points, understairs storage, wall lights, coving to ceiling and an art deco feature wall





## Kitchen / Dining Room 17'5" x 13'6" (5.33m x 4.14m)

With white bi-fold doors to rear garden, radiator, a range of Radley Grey eye level and base units with cypress cinnamon laminate work surfaces over, a cypress cinnamon laminate breakfast bar with under counter shelving, one and half bowl Butlers ceramic style sink, Neff electric oven, Zanussi gas hob with AEG extractor over, spaces and plumbing for washing machine and tumble dryer, integral dishwasher, space for American style fridge/freezer, sequoia limed oak effect tiled flooring, LED downlighting and coving to ceiling

## First Floor Landing

With double glazed window to side aspect, airing cupboard, access to loft and doors to bedrooms and bathroom

## Bedroom One 3.56m x 3.25m

With double glazed window to front aspect, radiator, over stairs cupboard with mirrored sliding doors, built-in wardrobes and with coving to ceiling

## Bedroom Two 10'9" x 7'6" (3.28 x 2.29 )

With double glazed window to rear aspect, radiator, built-in wardrobe and coving to ceiling

## Bathroom

With double glazed window to rear aspect, heated towel rail, bath with concealed bath tap and thermostatic shower mixer with waterfall fitting, fold-away shower screen, low flush WC, counter top wash hand basin with a concealed mixer tap set in vanity unit, extractor fan and full height Mont Blanc and Carrara hexagon marble tiling

## Courtyard Garden

The enclosed rear garden has a slab patio area, an artificial grass patio area, rear access via a timber gate and a door to the garage

## Garage

The garage has power and light fitted

## Front

The front of the property benefits from driveway parking, shrub borders and raised beds



## 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





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](http://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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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