25 Kennedy Drive
Bilton
RUGBY
CV22 7SR

£190,000

- TWO BEDROOM
- NO ONWARD CHAIN
- CONSERVATORY
- FITTED BATHROOM
- OFF ROAD PARKING
- SEMI DETACHED
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi detached home offered with NO ONWARD CHAIN, set in the popular area of Bilton close to local amenities and well regarded schools for all ages. The ground floor includes an entrance hallway, a lounge, a conservatory and a fitted kitchen. Outside, there is an enclosed rear garden and off road parking to the front of the property. The first floor provides two bedrooms and a fitted bathroom. The home benefits from upvc double glazing and electric heating.
The location is another strong feature. Bilton village is not far away and offers a wide range of shops and everyday facilities, along with schooling for all ages. The region's major road networks are easily reached, including the A45, M45, M1 and M6. Rugby train station is around a ten minute drive and provides mainline services to London Euston and Birmingham New Street, making this an appealing choice for commuters as well as local buyers.

Accommodation Comprises
Entry via upvc door into:

Entrance Hall
Cloaks cupboard. Doors to:

Kitchen
8'1" x 8'9" (2.47m x 2.68m)
Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in oven, hob, and extractor. Tiling to splash areas. Space and plumbing for a washing machine. Wall mounted heater. Window to front aspect.

Lounge
15'6" x 11'10" (4.73m x 3.61m)
Sliding patio doors to conservatory. Wall mounted electric fire. Open stairs rising to first floor.

Conservatory
9'10" x 9'10" (3.00m x 3.00m)
Of upvc construction with windows to three elevations. Twi fully glazed upvc doors opening to garden.

First Floor Landing
Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One
12'0" x 11'11" max (3.67m x 3.64m max)
Window to rear aspect. Storage heater.

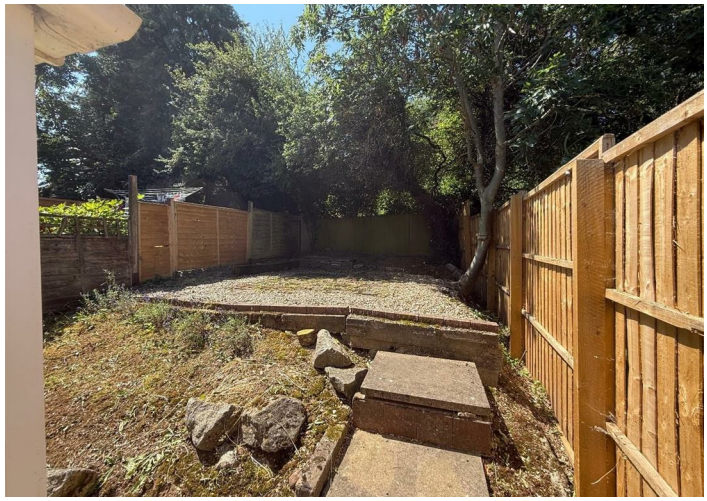
Bedroom Two
Winodw to side aspect. Electric panel heater.

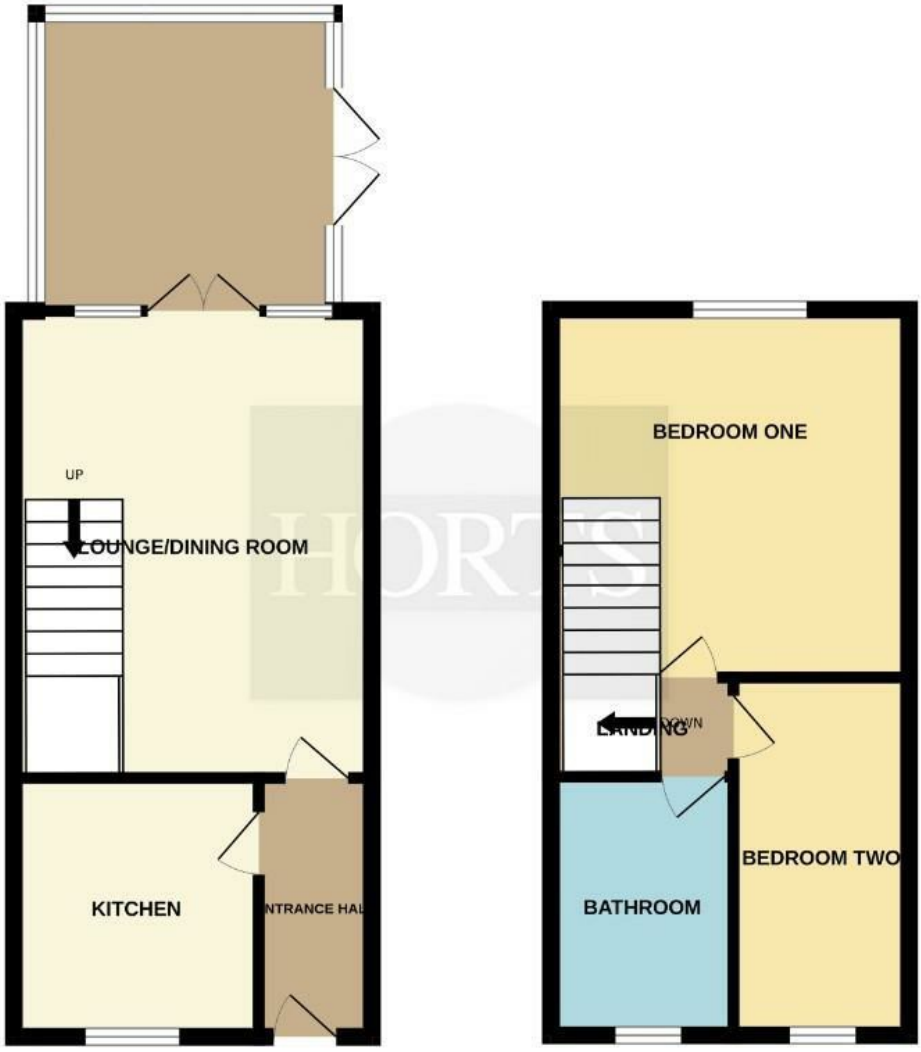
Bathroom
Fitted with a white suite to comprise; panelled bath with electric shower and shower curtain over, pedestal wash hand basin, and low level w.c. Cupboard housing hot water cylinder and slatted linen shelving.

Front Garden
Pathway to entrance. Mature tree. Off road parking. to side of property.

Rear Garden
Hard landscaped with block paved patio. Raised flower beds. Side pedestrian access. Enclosed by timber fencing.

Agents Note
Council Tax Band: B
Energy Efficiency Rating: D





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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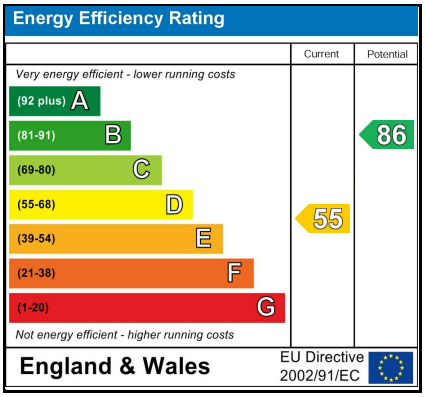

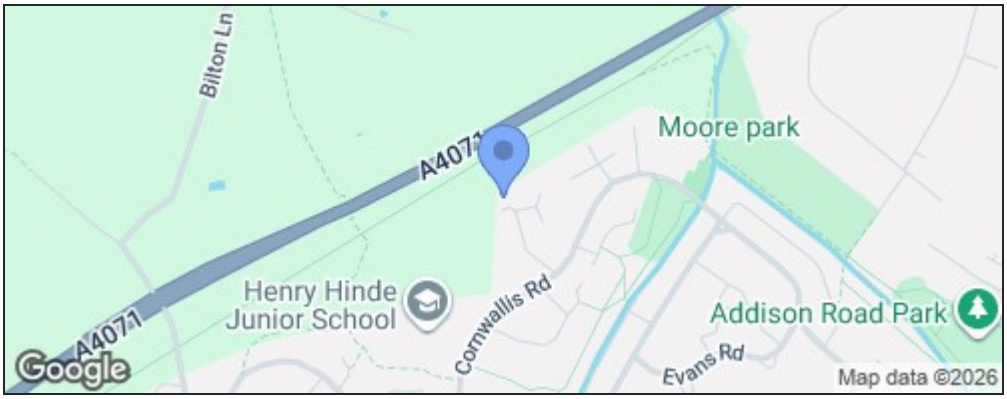

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