56 New Street
New Bilton
RUGBY
CV22 7BE

Guide Price £200,000









- THREE BEDROOM
- LOUNGE / DINING ROOM
- GROUND FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- TRADITIONAL TERRACE
- FITTED KITCHEN
- FIRST FLOOR W.C.
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace home set within the heart of New Bilton, offering well arranged accommodation and a private rear garden. The ground floor provides an entrance hall, a comfortable lounge and dining room, a fitted kitchen and a bathroom. Upstairs, there are three bedrooms and a separate w.c. The home benefits from upvc double glazing and gas central heating, and has an enclosed rear garden together with a small foregarden.

The property sits in a residential part of Bilton, placing you within easy walking distance of excellent everyday amenities and well regarded schooling for all ages. The area offers straightforward access to the region's central motorway network, including the M1, M6 and M45, and is only a short five minute drive from Rugby train station, which provides fast mainline services to London Euston and Birmingham New Street.

Accommodation Comprises
Entry via opaque part glazed upvc door into:

Entrance Lobby
Ceramic tiled floor. Timber door through to:

Lounge / Dining Room
Bay window to front aspect. Window to rear aspect. Two radiators. Television point. Connecting door through to:

Kitchen
Fitted with a range of base and eye level units. Oak work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in electric hob and oven with extractor canopy over. Space and plumbing for a washing machine. Space for an upright fridge/ freezer. Window to side aspect. Opaque part glazed door to side. Ceramic tile flooring. Door to:

Bathroom
Modern four piece suite to include; panelled bath with telephone style attachment, separate shower enclosure with mixer shower, wash hand basin set upon a vanity unit, and low level w.c. with concealed cistern. Aquaboarding to walls. Heated towel rail. Opaque window to side.

First Floor Landing
Access to loft space. Connecting doors off to:

Bedroom One
Window to front aspect. Radiator. Wardrobes with sliding doors to one wall.

Bedroom Two
Window to rear aspect. Radiator.

Bedroom Three
Window to rear aspect. Radiator. Cupboard housing the gas central heating boiler.

First Floor W.C.
Low level w.c. and a wash hand basin set upon a vanity unit, with tiled splash back.

Front Garden
Pathway to entrance. Brick wall to boundary.

Rear Garden
Mainly laid to lawn. Pergola with power and light. Timber shed with power and light. Gated pedestrian access. Enclosed by timber fencing with brick wall to rear.

Agents Note

Council Tax Band: A
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


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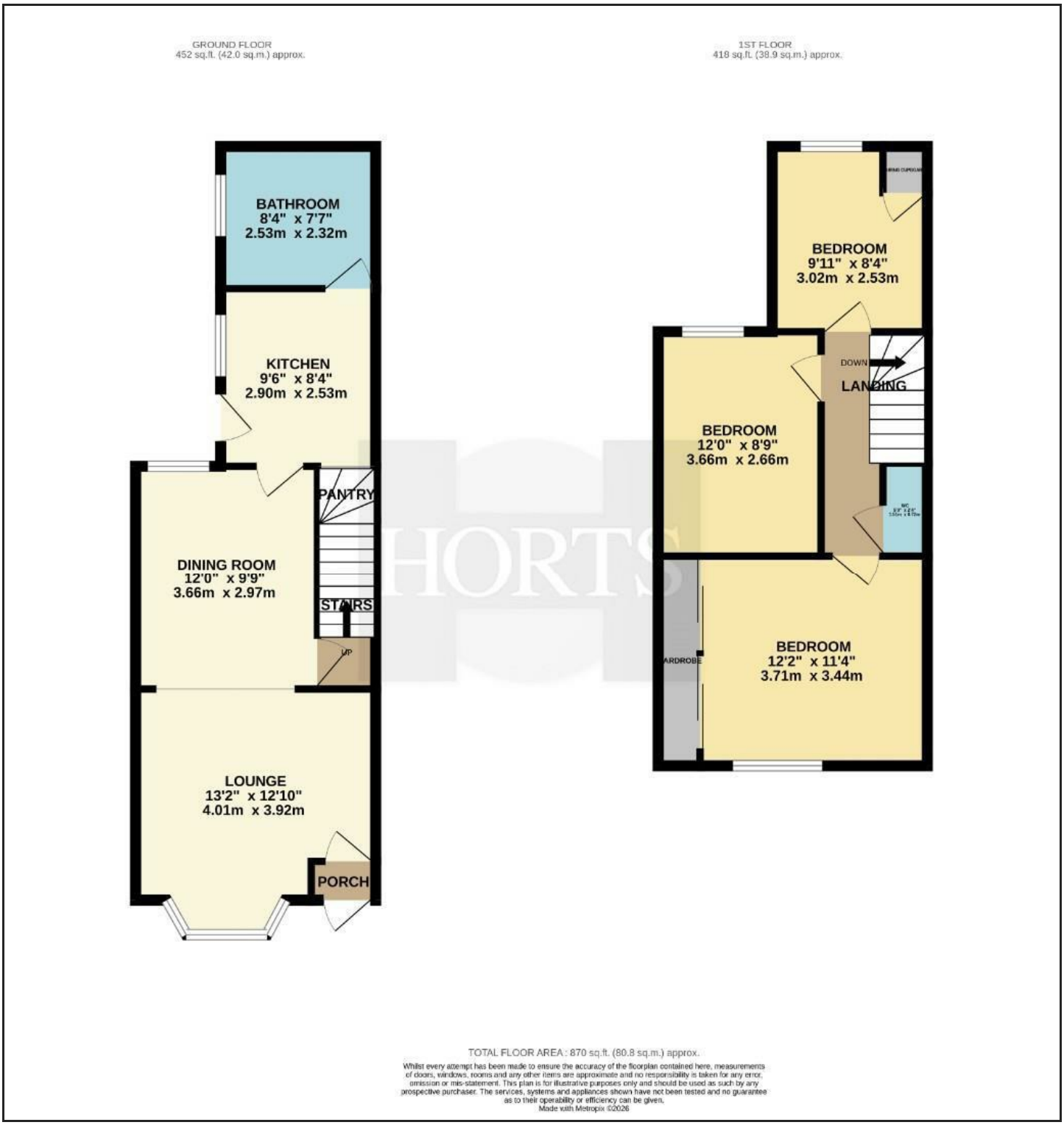


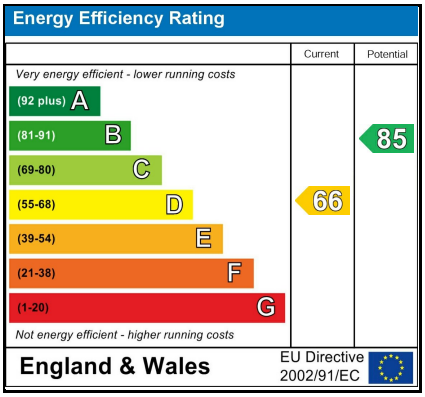


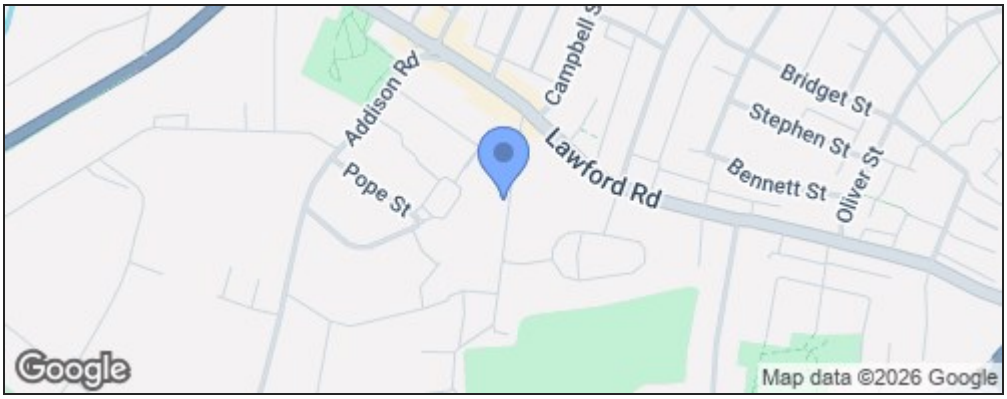












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