



Bawnmore Road, Rugby, CV22

Offers Over £500,000

 **The Property
Experts**



A stunning home located in the heart of Bilton Village with its array of shops, restaurants & public houses. Comes with a gated entrance and a coach house. On offer with no onward chain.



Key Features

- Semi Detached House
- 5 Bedrooms
- Separate Coach House
- 3 Reception Rooms
- 2 Ensuite Bedrooms
- Utility Room
- Downstairs WC
- Front, Side & Rear Gardens
- No Onward Chain
- Energy Rating D









A stunning home located in the heart of Bilton Village with its array of shops, restaurants & public houses. Comes with a gated entrance and a coach house that subject to planning permission could be converted to another dwelling. On offer with no onward chain.

Ground Floor: entrance hallway, living room, kitchen, breakfast room, dining room, study, utility room & WC.

First Floor: landing, family bathroom, bedroom one with Ensuite bath & shower room and fitted wardrobe, bedroom two with Ensuite shower room and then three further good sized bedrooms.

Outside to the front is a coach house/double garage and ample parking on the driveway through a gated entrance. To the side and rear are mature, private gardens.

Property & Services information:

Mobile Coverage: 4G coverage is available in the area - please check with your provider.

Broadband Availability: Ultrafast broadband (FTTC) is available in the area via cable.

Utilities: mains electricity, mains gas and mains water connected.

The Property is Freehold

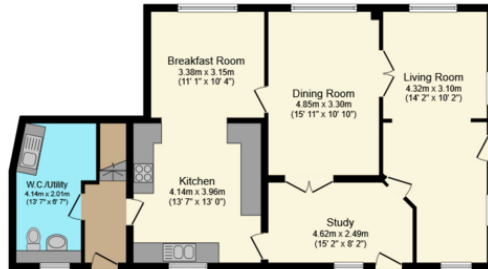
Council Tax Band F

Energy Rating - D









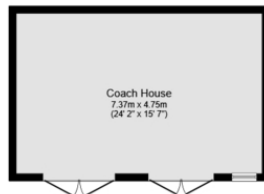
Ground Floor

Floor area 108.3 sq.m. (1,165 sq.ft.)



First Floor

Floor area 90.6 sq.m. (975 sq.ft.)



Outbuilding

Floor area 34.7 sq.m. (373 sq.ft.)

Total floor area: 233.5 sq.m. (2,513 sq.ft.)

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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: Rugby Borough