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Beatty Drive, Bilton  
Guide Price £200,000

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ESTATE AGENTS



# Beatty Drive, Bilton, Rugby

Beatty Drive, Rugby, this charming two-bedroom semi-detached bungalow presents an excellent opportunity for those looking to create their dream home. The property features a welcoming reception room, perfect for relaxing or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or for those seeking a comfortable retreat.

The bungalow is equipped with double glazing, ensuring warmth and energy efficiency throughout the seasons. Gas central heating adds to the comfort, making it an inviting space even during the colder months. While the property requires some updating, this offers a unique chance for buyers to personalise and enhance the home to their taste.

Additionally, the property boasts a garage, providing convenient storage or parking options. This semi-bungalow is a fantastic prospect for anyone looking to invest in a property with potential. With a little vision and effort, it could be transformed into a delightful home.

Don't miss the chance to view this property and explore the possibilities it holds. Call 01788 550800 to book at time.

## Entrance Hall

Entered via glazed door

## Lounge 15'2" x 10'5" (4.64 x 3.19 )

Radiator. Double glazed window to front.

## Kitchen 7'3" x 11'4" (2.21 x 3.47)

Range of fitted units with inset sink. Built in electric oven with hob above. Eye level units. Plumbing for a washing machine. Window to front.

## Bathroom

Panelled bath. Wash hand basin. Low flush WC Window to side.

## Bedroom One 14'0" x 10'6" (4.27 x 3.21)

Radiator. Window to Rear





## Bedroom Two 11'8" x 8'8" (3.56 x 2.65)

Radiator. Window to rear.

## Conservatory

Access from the garden. Upvc .

## Garden

Garden shed. Enclosed by timber fencing. Laid to lawn.

## Front Garden

Off road parking. Shrub and lawn.

## Garage

Garage is situated at the end of the cul de sac en bloc.

## 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

## Agents Note.

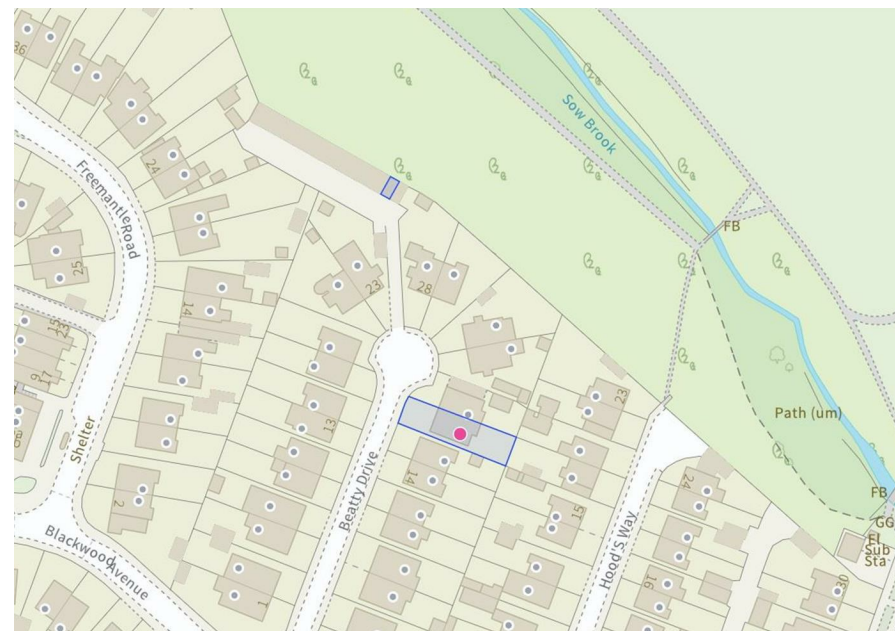
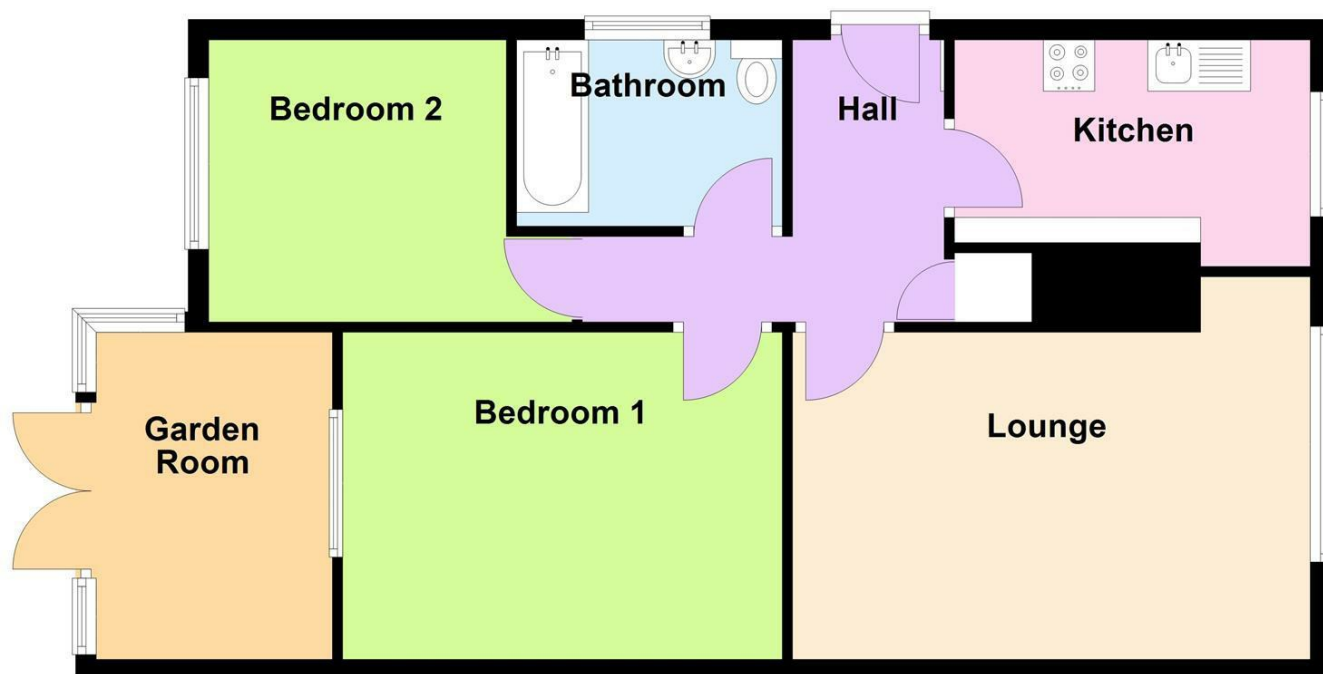
An exciting opportunity awaits at Beatty Drive, Rugby. This two bedroom home is perfect for buyers looking to put their own stamp on a property, offering great scope for transformation and value uplift with some updating. The house currently requires full redecoration, and both the kitchen and bathroom are in need of replacement, presenting a blank canvas for new owners to create their ideal space. A neighbouring property in good condition 18 Beatty Drive sold for £260,000 29/04/2023.







## Ground Floor



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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