

**4 Southey Road  
Bilton  
RUGBY  
CV22 6HF  
£235,000**



- **TWO BEDROOM SEMI DETACHED**
- **WET ROOM**
- **CONSERVATORY**
- **NO CHAIN**

- **LOUNGE/DINER**
- **STUDY/DRESSING ROOM**
- **SINGLE GARAGE**
- **ENERGY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A charming two bedroom, semi detached property set in the heart of Bilton, this home offers an inviting blend of comfort. An entrance porch leads into a welcoming hallway, opening through to a spacious lounge/dining room with a conservatory that enjoys plenty of natural light. The fitted kitchen sits just off the main living space, while the generous double bedroom and modern wet room complete the well arranged accommodation to the ground floor. There is a dressing room/ study with a staircase leading to a further double bedroom which has the benefit of an en-suite W.C.

Outside, the property provides off road parking, a storage garage and a private, enclosed rear garden that offers a peaceful spot to relax. Double glazing and gas radiator central heating ensure comfort throughout the seasons. The property is offered with no onward chain.

The location is a real highlight. Positioned close to Bilton village, the property is within easy reach of a wide range of shops, cafes and everyday amenities, and Rugby town centre is easily accessible. Rugby Railway Station offers fast mainline services to London Euston and Birmingham New Street, making this an excellent choice for commuters as well as those seeking a well connected village setting.

### **Entrance Hall**

Entrance for PVC door with obscured door glazed panel into inner hall

Entrance hall via timber door with obscure base panel. Radiator. Laminate flooring.

### **Lounge/Diner**

26'6" x 10'0" (8.10m x 3.05m)

Double glazed bay window to front. Feature fireplace with living flame gas fire. Coving to ceiling. Radiator thermostat control.

Dining area having double glaze sliding doors to conservatory. Radiator thermostat control. Coving to ceiling.

Conservatory

### **Conservatory**

9'1" x 8'2" (2.77m x 2.51m)

PVCU double glazed windows to side and rear and double glazed doors to rear. Polycarbonate roof.

### **Kitchen**

9'6" x 7'4" (2.90m x 2.26m)

One and a quarter inset sink. Mixer tap over. Matching eye level and base units. Space for fridge. Plumbing for washing machine. Space for cooker. Part tiled walls. PVCU door to side and double glaze window to side.

### **Bedroom Two**

9'3" x 8'11" (2.84m x 2.74m)

Double glazed window to the rear, radiator, fitted wardrobes,

### **Wet Room**

5'6" x 5'4" (1.70m x 1.65m)

Walk in shower, vanity sink. WC., fully tiled walls. Extractor fan, double radiator with thermostat control.

**Study/Dressing room**

8'11" x 6'11" (2.74m x 2.13m)

Double glazed window to the front, fitted cupboards, stairs to bedroom one

**Bedroom One**

12'7" x 11'5" (3.86m x 3.48m)

Double glazed window to front. Built-in wardrobes. Radiator. Door to WC. Storage. Laminate flooring. Further eaves storage with access to combination boiler.

**Outside**

Outside front.

Lawned front garden. Block paved drive leading to garage.

Garage with electric shutter door.

Rear garden

Paved rear garden surrounded by timber fencing

**Agents Notes**

Council Tax Band: C

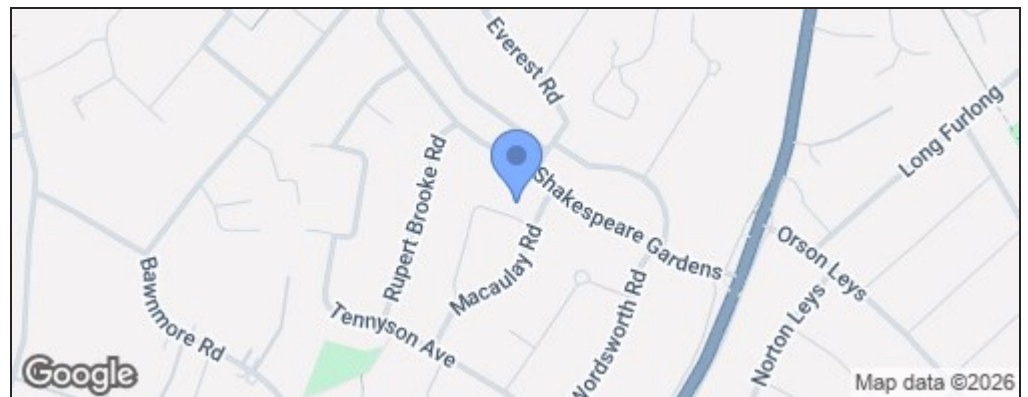
Energy Efficiency Rating: D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.