



83 Beswick Gardens, Rugby, Warwickshire, CV22 7PR

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV22 7PR

Guide Price: £250,000

A two bedroom semi detached chalet bungalow with off-road parking and garage. Located in a desirable part of Bilton, this property has a generous rear garden and opportunities to create a rear extension subject to obtaining the correct permissions. Ideally placed within walking distance of local amenities and offered for sale with no onward chain.

Features

- Front & generous rear Garden
- Off-road parking
- Garage
- Double Glazing
- Sought After Area
- Close To Bilton Village, primary and secondary schools
- First floor bathroom and ground floor shower/utility room
- Flexible accommodation over two floors



Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes Rugby High School, nearby Bilton School, Lawrence Sheriff School, Princethorpe College as well as the world famous Rugby School.



Ground Floor

The property opens into the entrance hall where stairs rise to the first floor and doors lead to the ground floor accommodation. The kitchen is fitted with a variety of wall and base cabinets and drawers with laminate work surface over and space and plumbing for a dishwasher and electric oven. There is an integrated fridge and a useful walk-in pantry. The bright and spacious sitting room overlooks the front aspect with the focal point being a feature fireplace with tiled hearth and gas fire inset. To the rear of the property there is a bedroom which could equally serve as an additional reception room or dining room, with patio doors opening to the rear garden. There is a spacious shower/utility room with wall

mounted cupboards, further work surface with space and plumbing below for a washing machine along with a wash hand basin and WC.

First Floor

A split level landing with cupboard over provides access to the family bathroom fitted with bath with panelling, WC, wash handbasin and storage cupboard and the spacious principle bedroom which overlooks the front aspect and has useful under eaves storage.

Outside

To the front of the property there is a driveway which extends through a pedestrian gate to the single garage. The front garden is

mainly laid to lawn with a decorative rockery centre piece, planted border with low level brick wall frontage. The generous rear garden is a particular feature of the property and is mainly laid to lawn with mature planted shrubs, a pizza oven and enclosed by close board fencing. There is a sandstone patio and a pathway which leads to a further patio area beneath a pergola with Victorian style coach lamps, creating ideal spaces for outdoor entertaining and al fresco dining.

Agents Note

Please note that some images within this brochure include AI-generated furniture for illustrative purposes only. These images are intended to demonstrate the potential layout, scale and appearance of certain unfurnished rooms.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

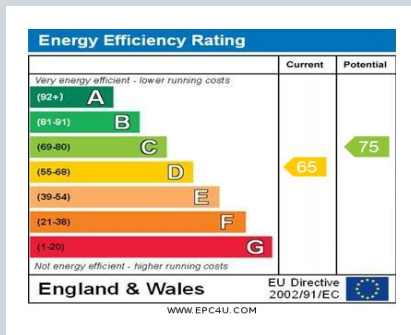
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

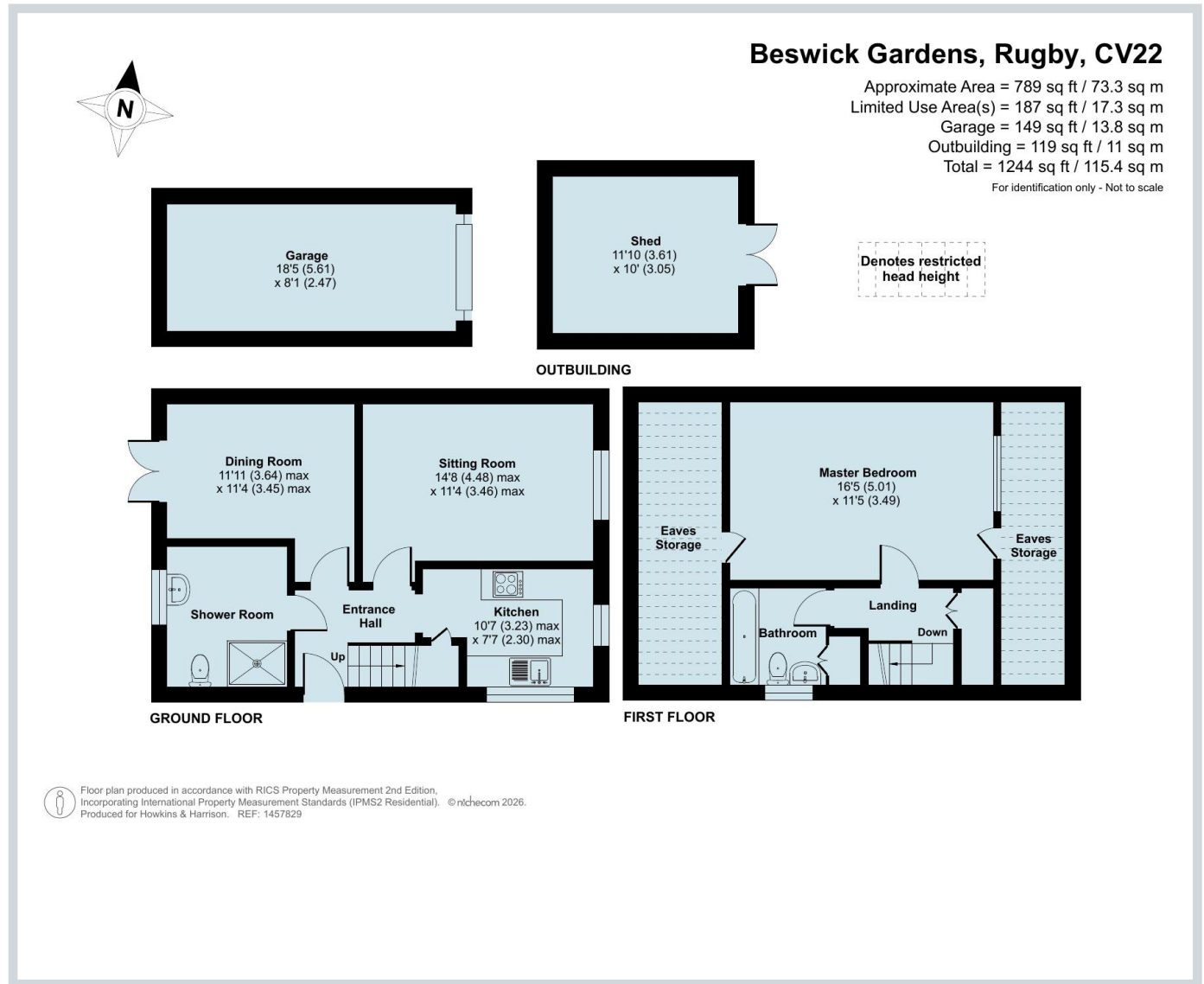
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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