

**6 Orchard Way  
Bilton  
RUGBY  
CV22 7PS  
£215,000**



- **ONE BEDROOM (PREVIOUSLY TWO)**
- **LOUNGE/DINING ROOM**
- **SHOWER ROOM**
- **ENCLOSED REAR GARDEN**
- **SEMI DETACHED BUNGALOW**
- **FITTED KITCHEN**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A charming one bedroom, (previously two) semi detached bungalow set in the heart of Bilton, this home offers an inviting blend of comfort, convenience and easy single storey living. An entrance porch leads into a welcoming hallway, opening through to a spacious lounge and dining area that enjoys plenty of natural light. The fitted kitchen sits just off the main living space, while the generous double bedroom and modern shower room complete the well arranged accommodation.

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 location is a real highlight. Positioned close to Bilton village, the bungalow 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.

### **Accommodation Comprises**

Entry via upvc door with leaded effect glazed panels.

#### **Entrance Porch**

Double glazed window to side and rear. Hardwood door into:

#### **Entrance Hall**

Electricity consumer unit. Radiator. Dado rail. Access to loft space. Doors off to lounge/diner, kitchen, bedroom and bathroom

#### **Lounge**

13'9" x 9'9" (4.20m x 2.99m)

Double glazed leaded effect bay window. Radiator. Central heating thermostat. Coving to ceiling.

#### **Dining Room**

7'10" x 7'10" (2.40m x 2.40m)

Double glazed leaded effect window. Radiator with thermostat control. Coving to ceiling.

#### **Kitchen**

9'10" x 7'10" (3.02m x 2.41m)

Base and eye level units. Work surface space with stainless steel inset sink with mixer tap over. Built in oven and hob. Built in fridge. Space and plumbing for a washing machine. Tiled floor. Radiator. Double glazed leaded effect bay window to rear.

#### **Bedroom**

10'6" x 9'9" (3.21m x 2.99m)

Double glazed leaded effect window to rear. Built in wardrobes. Built in cupboard housing combi boiler.

#### **Shower Room**

Shower cubicle. Low flush w.c. Vanity inset sink unit. Fully tiled walls. Tiled floor. Radiator with thermostat control. Obscure double glazed window to the rear.

#### **Front Garden**

Drive providing off road parking. Laid to lawn. Shrub borders. Timber fencing to one side. Gated access to rear garden.

**Rear Garden**

Concrete sectional garage. Patio area. Area laid to lawn. Storage area to the rear with garden sheds. Timber fencing to sides.

**Agents Note**

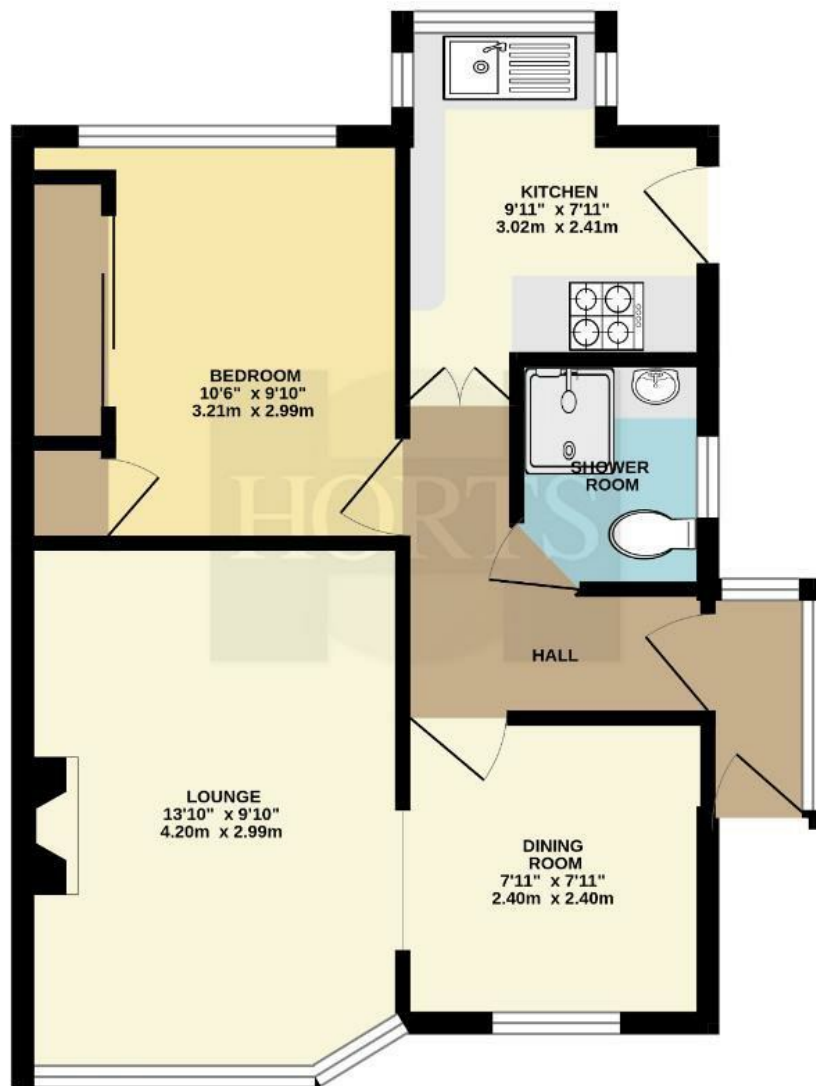
Council Tax Band: C

Energy Efficiency Rating: D

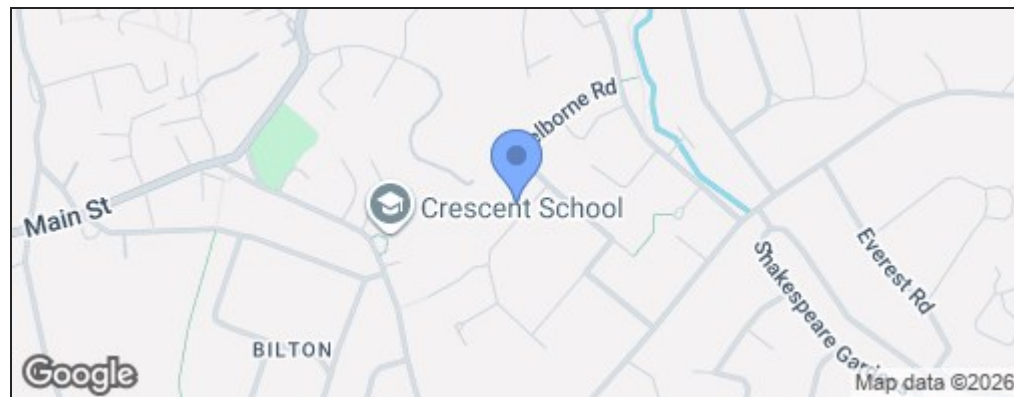




GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>78</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.