

**56 New Street
New Bilton
RUGBY
CV22 7BE**

Guide Price £200,000



- **THREE BEDROOM**
- **LOUNGE / DINING ROOM**
- **GROUND FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**

- **TRADITIONAL TERRACE**
- **FITTED KITCHEN**
- **FIRST FLOOR W.C.**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace home set within the heart of New Bilton, offering well arranged accommodation and a private rear garden. The ground floor provides an entrance hall, a comfortable lounge and dining room, a fitted kitchen and a bathroom. Upstairs, there are three bedrooms and a separate w.c. The home benefits from upvc double glazing and gas central heating, and has an enclosed rear garden together with a small foregarden.

The property sits in a residential part of Bilton, placing you within easy walking distance of excellent everyday amenities and well regarded schooling for all ages. The area offers straightforward access to the region's central motorway network, including the M1, M6 and M45, and is only a short five minute drive from Rugby train station, which provides fast mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via opaque part glazed upvc door into:

Entrance Lobby

Ceramic tiled floor. Timber door through to:

Lounge / Dining Room

Bay window to front aspect. Window to rear aspect. Two radiators. Television point. Connecting door through to:

Kitchen

Fitted with a range of base and eye level units. Oak work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in electric hob and oven with extractor canopy over. Space and plumbing for a washing machine. Space for an upright fridge/ freezer. Window to side aspect. Opaque part glazed door to side. Ceramic tile flooring. Door to:

Bathroom

Modern four piece suite to include; panelled bath with telephone style attachment, separate shower enclosure with mixer shower, wash hand basin set upon a vanity unit, and low level w.c. with concealed cistern. Aquaboarding to walls. Heated towel rail. Opaque window to side.

First Floor Landing

Access to loft space. Connecting doors off to:

Bedroom One

Window to front aspect. Radiator. Wardrobes with sliding doors to one wall.

Bedroom Two

Window to rear aspect. Radiator.

Bedroom Three

Window to rear aspect. Radiator. Cupboard housing the gas central heating boiler.

First Floor W.C.

Low level w.c. and a wash hand basin set upon a vanity unit, with tiled splash back.

Front Garden

Pathway to entrance. Brick wall to boundary.

Rear Garden

Mainly laid to lawn. Pergola with power and light. Timber shed with power and light. Gated pedestrian access. Enclosed by timber fencing with brick wall to rear.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: D

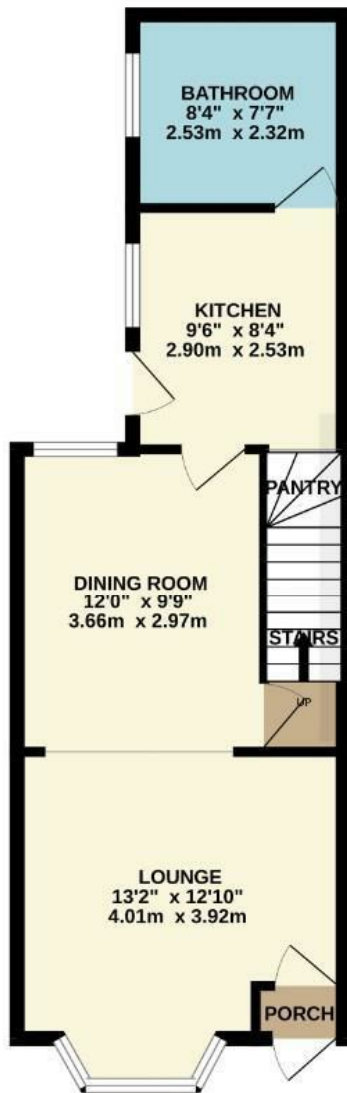
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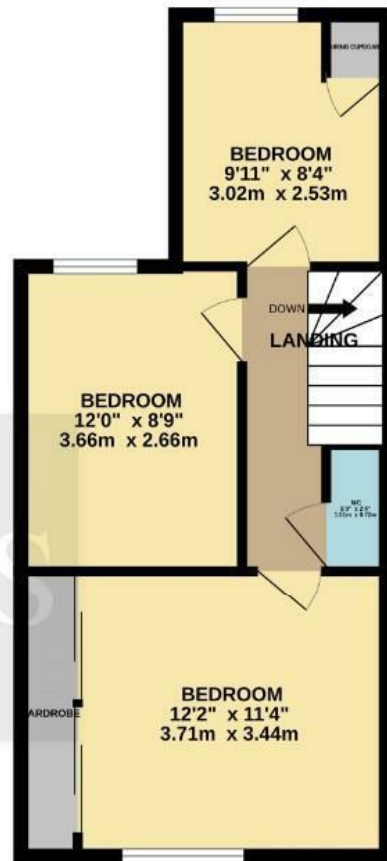




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



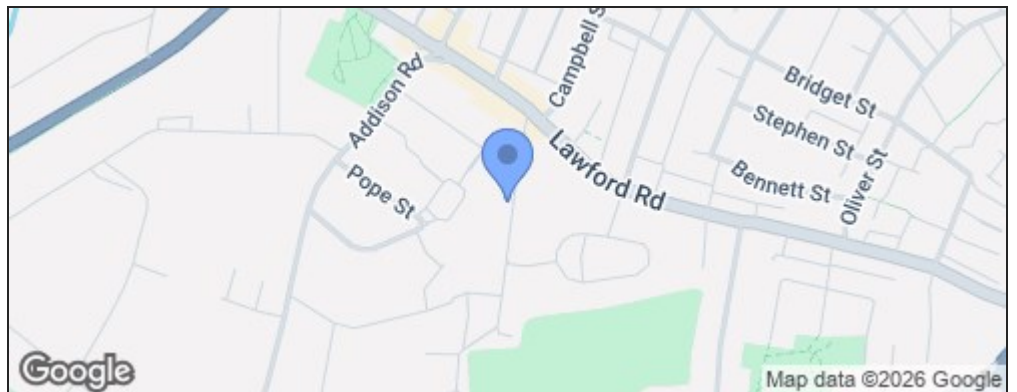
1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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 



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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.