

**14 Jasmine Way
Bilton
RUGBY
CV22 7UR**

Guide Price £250,000



- **TWO DOUBLE BEDROOMS**
- **OPEN PLAN LIVING**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**

- **MODERN SEMI DETACHED**
- **GROUND FLOOR W.C.**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING B**

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PERSONAL • PROFESSIONAL • PROACTIVE

Situated in a cul-de-sac in the popular village of Bilton, this modern two-bedroom semi-detached home offers stylish, low-maintenance living in a highly convenient location. The ground floor features an entrance hall, a useful downstairs w.c., and a bright open-plan lounge/kitchen/diner that creates a sociable and contemporary living space. Upstairs, there are two generous double bedrooms and a well-appointed bathroom. Outside, there is off-road parking for two vehicles and an enclosed rear garden. The property also benefits from upvc double glazing and gas radiator central heating.

Ideally positioned close to Bilton village's range of shops and amenities, the property also offers easy access to Rugby town centre and Rugby Railway Station, with mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via composite door into:

Entrance Hallway

Stairs rising to first floor. Radiator. Karndean flooring. Door to lounge/kitchen/diner.

Open Plan Lounge / Kitchen / Diner

25'5" x 12'7" (7.75m x 3.86m)

Karndean flooring.

Kitchen Area

Fitted with a range of base and eye level units. Window to front. Alcove with space and plumbing for a washer/dryer. Electric cooker with extractor hood over. Work top space incorporating a sink and drainer unit with mixer tap over. Integrated dish washer. Integrated fridge/freezer. Door to W.C.

Lounge / Dining Area

Window to rear. Patio doors opening to rear garden. Two radiators.

Cloakroom / W.C.

With wash hand basin and low level w.c. Extractor fan. Karndean flooring.

First Floor Landing

Access to part boarded loft space. Radiator. Airing cupboard housing wall mounted boiler. Doors off to bedrooms and bathroom.

Bedroom One

12'7" x 9'1" (3.86m x 2.79m)

Window to rear. Radiator.

Bedroom Two

9'4" x 9'1" (2.87m x 2.79m)

Window to rear. Radiator. Storage cupboard.

Bathroom

With suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin, and low level w.c. Heated towel rail. Window to side elevation.

Front Garden

Block paved driveway providing off road parking for two cars. Area laid to lawn.

Rear Garden

Mainly laid to lawn. Patio area. Enclosed by timber fencing. Gated pedestrian access.

Agents Note

Council Tax Band: C

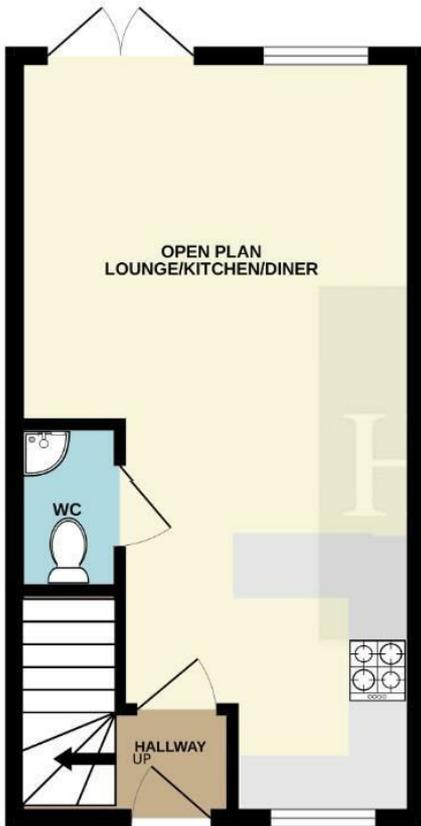
Energy Efficiency Rating: B



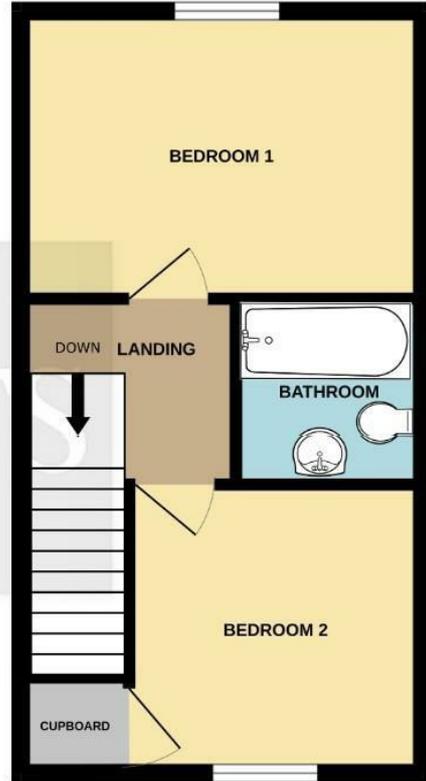




GROUND FLOOR



1ST FLOOR



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			95
(81-91) B		84	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.