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Tennyson Avenue, Bilton
Offers in the region of £290,000

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ESTATE AGENTS

Tennyson Avenue, Bilton, Rugby

Complete Estate Agents are proud to introduce this charming property on Shakespeare Gardens, Bilton. This delightful semi-detached house on Tennyson Avenue offers a wonderful opportunity for families and first-time buyers alike. With a generous living space of 743 square feet, the property features a welcoming reception room that provides a perfect setting for relaxation and entertaining guests.

The house boasts three well-proportioned bedrooms, ideal for accommodating a growing family or creating a comfortable home office. The bathroom is conveniently located, ensuring ease of access for all residents. Built between 1950 and 1966, this property retains a sense of character while offering the potential for modernisation to suit your personal taste.

One of the standout features of this home is the ample parking space available for up to three vehicles, a rare find in many urban settings. This added convenience makes it easy for families with multiple cars or for hosting visitors.

Importantly, the property is offered with no chain, allowing for a smooth and efficient purchasing process. This is an excellent opportunity to secure a lovely home in a sought-after location, close to local amenities and transport links. Whether you are looking to settle down or invest, this semi-detached house on Tennyson Avenue is certainly worth considering.

Entrance Porch 6'5" x 4'11" (1.98m x 1.50m)

Porch with raised step and ceramic tile floor covering. Enter via the uPVC security door with double glazed feature window to side.

Hallway

Stairs rising to first floor with carpet floor covering. Wall mounted radiator, power sockets and switches. Wood laminate floor covering.

Lounge 17'1 x 11'10 (5.21m x 3.61m)

Open plan lounge with central fireplace 'feature'. uPVC double glazed window to front aspect. TV & Telephone points with wall mounted radiator.

Engineered wood laminate floor covering. Wall mounted power sockets and switches.



Kitchen / Dining Room 17'1 x 9'6 (5.21m x 2.90m)

Open plan kitchen / diner / family room fitted with a range of pale grey floor and wall mounted cupboards and high quality integrated appliances. Modern 'shaker style' doors with stainless steel handles and solid wood worktops. Stainless steel sink with chrome mixer tap and ceramic tiles to all splash-back areas. 'Bosch' stainless steel double oven, induction hob and extractor. Provisions are in place for a full height fridge / freezer, dishwasher and washing machine / dryer. Recessed 'LED' spot lights and pendant lighting to ceiling. Engineered wood laminate floor covering and neutral decor throughout. Wall mounted radiator, power sockets and switches.

uPVC double glazed window to rear aspect and twin French doors leading onto the rear garden and patio area.

Landing

Doors leading to all 1st floor rooms. Wall mounted sockets and switches. uPVC double glazed window to side aspect. Pendant lighting and smoke alarm to ceiling.

Bedroom One 12'1 x 10'7 (3.68m x 3.23m)

Double bedroom with uPVC double glazed window to rear aspect. Wall mounted radiator, power sockets and switches. Pedant lighting to ceiling.

Bedroom Two 9'6 x 7'7 (2.90m x 2.31m)

Double bedroom with uPVC double glazed window to front aspect. Wall mounted radiator, power sockets and switches. Pendant lighting to ceiling.

Bedroom Three 9'0 x 9'7 (2.74m x 2.92m)

Single bedroom with 'cabin style built in storage bed. uPVC double glazed window to front aspect. Wall mounted radiator, power sockets and switches.

Bathroom 7'9 x 6'0 (2.36m x 1.83m)

Modern, white three piece bathroom suite comprising of: Space saving bath with chrome thermostatic shower and lance. Porcelain wash basin with chrome mixer tap recessed into a modern high gloss vanity unit. uPVC double glazed window to rear aspect. Ceramic tiling to all walls and splash-back areas. Wall mounted radiator. Ceramic tile floor covering.

Front Garden

Lawned fore garden with decorative stone pathway to side. Long concrete driveway with off road parking for multiple vehicles.

Rear Garden

Rear garden that is mainly laid to lawn and tiered over two levels. Decked patio area with sleeper edging and timber fencing to all boundaries. Concrete pathway runs to the rear of the garden and to the brick shed for storage.

Garage 18'3 x 8'6 (5.56m x 2.59m)

With up and over garage door and side access. Concrete flooring. Gated driveway parking.



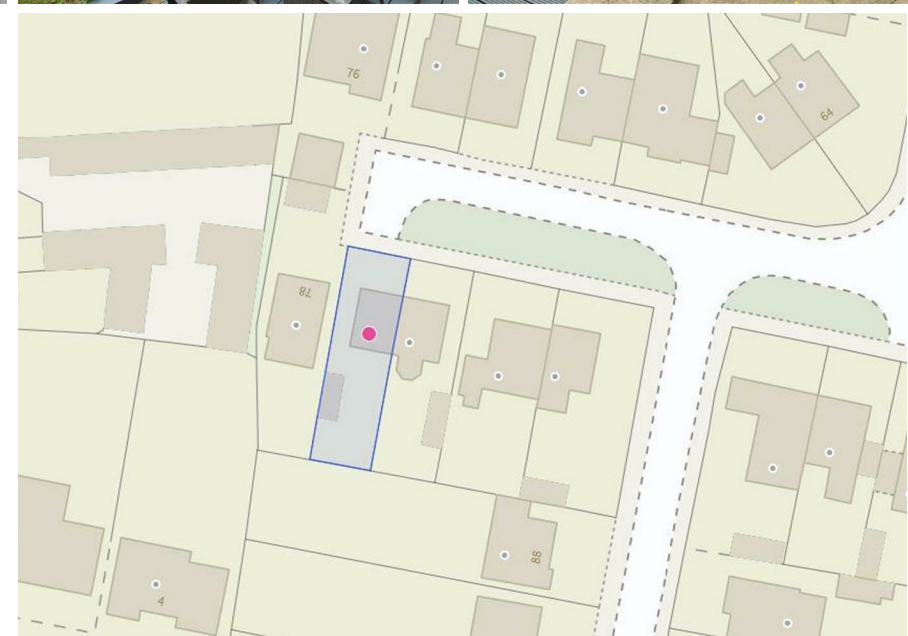
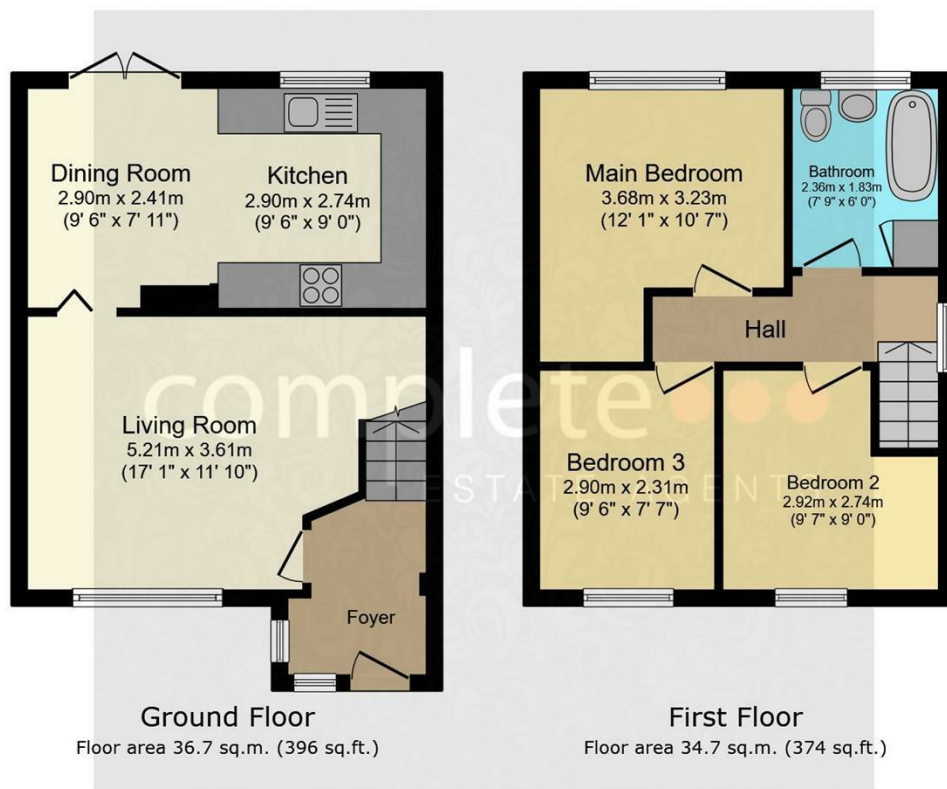
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, Co-Op express store, hot food take away outlets and has excellent local schooling for all ages.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



Total floor area: 71.4 sq.m. (769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		45	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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