



**Connells**

Collingwood Avenue  
Bilton Rugby



### Property Description

\*\*\*CHAIN FREE BUNGALOW WITH A SOUTH FACING GARDEN\*\*\*

Connells are delighted to bring to market the opportunity to acquire this impressive, deceptively spacious, two bedroom semi-detached bungalow on Collingwood Avenue in Bilton, Rugby. In brief, this superb home comprises of; entrance hall, generous extended lounge/dining room, rear conservatory, fitted kitchen, utility room, two double bedrooms and a shower room. Externally, there is a beautiful south facing rear garden, an external versatile workshop, and allocated off road parking to for approximately two vehicles. The property also benefits from gas central heating and double glazing, and has been refurbished throughout to a modern standard.

Situated in a sought after and convenient area, the location benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the property.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

## Approach

The property is well set back from the road, with a front gravel garden and parking to the side, the main entrance door is located at the side leading onto the entrance hall;

## Entrance

A good size and welcome entrance hall providing access to all reception room, with a cloakroom/heating cupboard.

## Lounge/Dining Room

A generous extended family lounge/dining room featuring space for a relaxation and dining area, and sliding doors which lead to the rear conservatory;

## Conservatory

A rear conservatory which overlooks the rear garden ideal for a sunny day, with a door providing access to the rear.

## Kitchen

Featuring a range of wall and mount base units, with integrated appliances including a double oven, electric hob and extractor fan, sink & drain, and fridge freezer. There is a window to the side aspect and door leading to the utility room;

## Utility Room

The utility room is off the kitchen, has a new roof, and features appliance space for a washing machine and tumble dryer.

## Bedroom One

The master bedroom features built in wardrobes and window to the front aspect.

## Bedroom Two

Featuring a built in wardrobe and window to the front aspect.

## Shower Room

Tiled shower room with a large walk in shower, low level WC, wash hand basin, useful storage units, heated towel rail and frosted window to the side aspect.

## Rear Of Property

A spacious, well maintained, south facing rear garden. Benefiting from lawn, patio area, and an idyllic pond. There is also side accessibility.

## Outbuilding

To the rear of the property there is a versatile large outbuilding which could make a great workshop, home office, gym, and much more.

## Parking

This property has allocated off road parking for approximately two vehicles, and further on street parking to the front available.









Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Connells on

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25 Regent Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107998](http://connells.co.uk/Property/RBY107998)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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