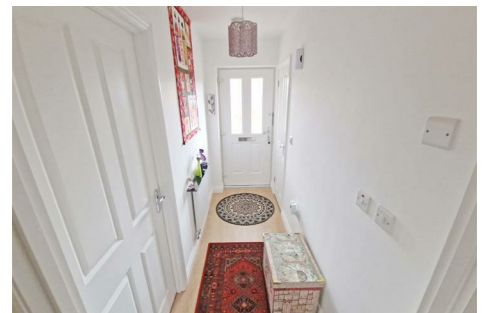


**18 Jasmine Way
Bilton
RUGBY
CV22 7UR
£365,000**



- **TWO BEDROOM**
- **LOUNGE / DINING ROOM**
- **GARAGE AND OFF ROAD PARKING**
- **LANDSCAPED GARDENS**

- **DETACHED BUNGALOW**
- **KITCHEN / BREAKFAST ROOM**
- **SHOWER ROOM**
- **ENERGY EFFICIENCY RATING B**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, two bedroom detached bungalow built C.2018, located in the village of Bilton. In brief, the accommodation comprises, entrance hall, fitted kitchen/breakfast room, lounge/dining room, two double bedrooms with built in wardrobes and a fitted shower room. Externally there are well maintained landscaped gardens, off road parking and a garage. This property also benefits from gas radiator central heating and upvc double glazing and the remainder of the NHBC. Conveniently situated in Bilton village with its wide range of shops and amenities, to include, shops, stores, a post office, supermarket, hairdressers, churches and public houses. Transport links include regular bus routes to Rugby Town Centre and easy access to the region's central motorway networks (M1/M6 and M45) Rugby Railway Station is a short ten-minute drive and operates mainline services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via front entrance hall with glazed panels into:

Entrance Hall

Storage cupboard. Radiator. Wood laminate flooring. Doors off to lounge and kitchen.

Kitchen / Breakfast Room

9'6" x 8'9" (2.90m x 2.69m)

Fitted with a range of base and wall mounted units with worksurface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in single oven and microwave. Induction hob with extractor canopy over. Integrated fridge, washing machine and dishwasher. Cupboard housing gas central heating boiler. Extractor fan. Spotlights. Radiator. Window to front aspect.

Lounge / Dining Room

20'11" x 13'5" (6.38m x 4.11m)

Window to side. Two windows to rear. Double doors opening to garden. Door to inner lobby. Two radiators. Wood laminate floor covering. Thermostat control.

Inner Hallway

Doors off to lounge, bedrooms and shower room.

Bedroom One

13'6" x 12'0" (4.14m x 3.66m)

Window to side. Window overlooking rear garden. Built in wardrobe. Radiator.

Bedroom Two

12'0" x 9'10" (3.66m x 3.00m)

Window to front aspect. Built in wardrobe. Radiator.

Shower Room

Modern suite to comprise; shower cubicle with mixer shower, vanity unit with inset wash hand basin, and low level w.c. Chrome towel radiator. Spotlights. Shaver point. Tiled walls. Vinyl floor covering. Window to side elevation.

Externally

Front Garden

Hard landscaped with areas laid to gravel and a variety of shrubs. Pathway to entrance.

Rear Garden

Hard landscaped with a paved patio and areas laid to gravel with a variety of shrubs. Timber fencing to boundaries. Access to garage.

Garage And Parking

Located to the side of the property with electric roller door. Eaves storage space accessed via loft ladder. Personal door to rear garden. Blockpaved area provides off road parking.

Agents Note

Council Tax Band: D

Energy Efficiency Rating: B

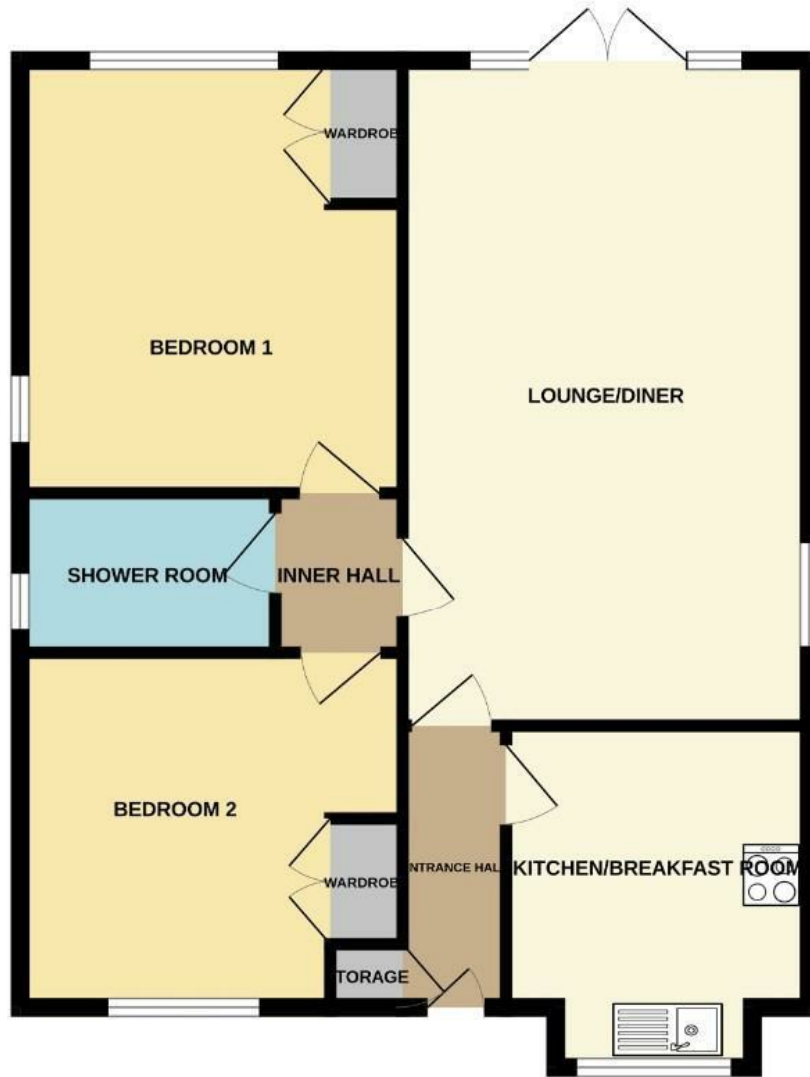
Estate Maintenance: £159 per annum (for upkeep of planted areas, street lighting and roads)





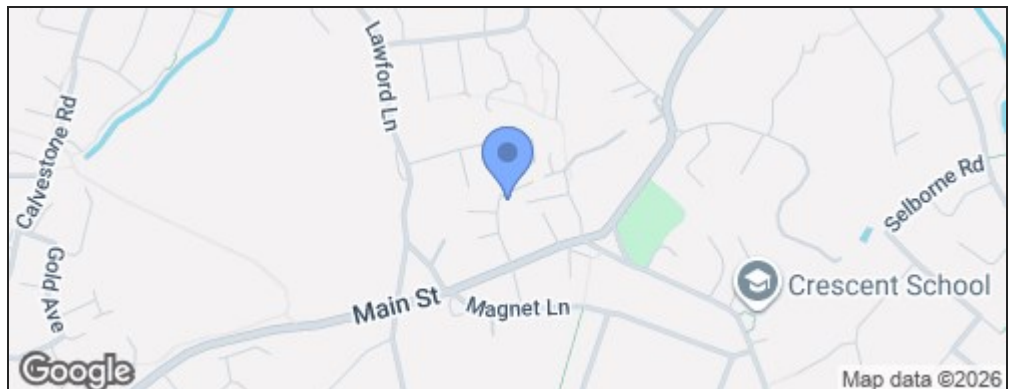


GROUND FLOOR



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			96
(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		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.