





PROPERTY SUMMARY

We are delighted to offer for sale this two bedroom semi detached property which is situated in a sought after location convenient for local amenities and sought after schooling for all ages.

In brief, the accommodation comprises of lounge, fitted kitchen and a conservatory. To the first floor there are two well proportioned bedrooms and a bathroom. The property benefits from gas fired central heating and double glazing. Externally there are front and rear gardens. The property also provides off road parking leading to a single garage. To the side of the property there is pedestrian access via a gate leading to the rear garden.

The property is in need of some modernisation and updating and would make an ideal first time buyer or investment purchase. Viewing is highly recommended to appreciate this no onward chain property.

PROPERTY LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.

LOUNGE

14' 1" x 12' 1" (4.29m x 3.68m)

KITCHEN

12' 2" x 6' 11" (3.71m x 2.11m)

CONSERVATORY

9' 6" x 8' 9" (2.9m x 2.67m)

LANDING

6' 0" x 3' 1" (1.83m x 0.94m)

BEDROOM ONE

12' 2" x 8' 8" (3.71m x 2.64m)

BEDROOM TWO

12' 3" x 7' 0" (3.73m x 2.13m)

BATHROOM

8' 9" x 4' 11" (2.67m x 1.5m)

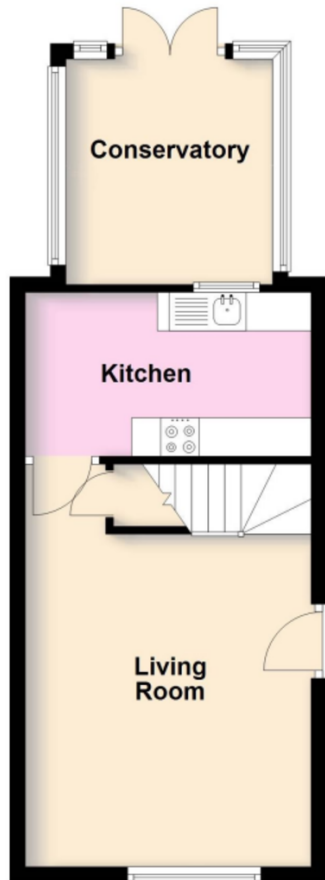
GARAGE

16' 0" x 9' 1" (4.88m x 2.77m)

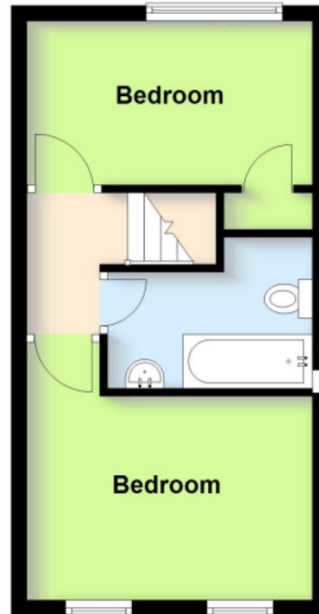




Ground Floor
Approx. 35.8 sq. metres (385.4 sq. feet)



First Floor
Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		