



22 TROUBRIDGE WALK

£235,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7LP



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached family home situated in the sought after residential location of Bilton, Rugby.

There are a range of amenities available within the immediate area to include a local convenience store, hairdressers, newsagents, hot food takeaway outlets and bus routes to Rugby town centre.

There is convenient commuter access to the M1/M6/A5 and A45 road and motorway networks and Rugby railway station offers a mainline intercity service to London Euston in under an hour and Birmingham New Street.

In brief, the accommodation comprises of an entrance hall, ground floor cloakroom/W.C., lounge and a spacious kitchen/dining room with fitted gas hob & oven.

To the first floor there are three well proportioned bedrooms and a refitted family bathroom with a contemporary three piece white suite.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, the front garden is predominantly laid to lawn with a slabbed path leading to the front entrance door and side pedestrian access. The rear garden is predominantly laid to lawn and there is also a single garage and off road parking to the rear.

Early viewing is essential and the property is considered to be an ideal first time/investment opportunity.

Gross internal area: 775 ft<sup>2</sup> (72 m<sup>2</sup>)

## AGENTS NOTES

Council Tax Band 'B'.

Estimated Rental Value: £1100 pcm approx.

What3Words: /// sleepless.thuds.necks

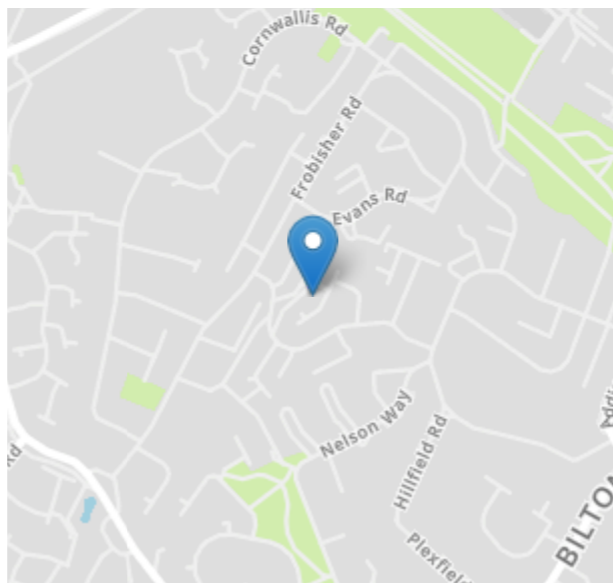
## MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

## KEY FEATURES

- Three Bedroom Semi Detached Family Home
- Lounge
- Kitchen/Dining Room with Hob & Oven
- Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Off Road Parking and Garage to the Rear
- Early Viewing Essential, Ideal First Time/Investment Opportunity



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

5' 1" x 5' 1" (1.55m x 1.55m)

#### Ground Floor Cloakroom/W.C.

5' 0" x 2' 3" (1.52m x 0.69m)

#### Lounge

15' 5" x 9' 4" (4.70m x 2.84m)

#### Kitchen/Dining Room

15' 4" x 11' 2" (Max)(4.67m x 3.40m (Max))

### First Floor

#### Bedroom One

11' 8" x 9' 7" (3.56m x 2.92m)

#### Bedroom Two

12' 7" x 7' 4" (3.84m x 2.24m)

#### Bedroom Three

9' 4" x 7' 4" (Max) (2.84m x 2.24m (Max))

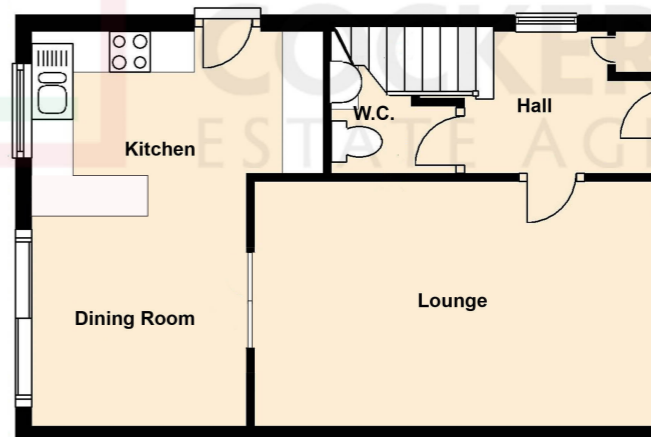
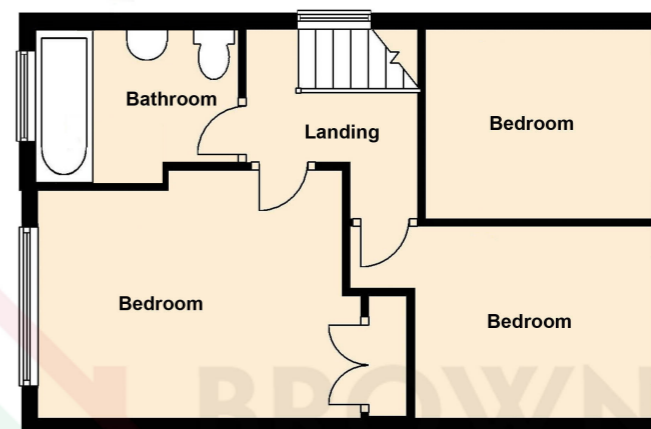
#### Family Bathroom

7' 6" x 5' 7" (2.29m x 1.70m)

#### Externally

#### Garage

## FLOOR PLAN



## IMPORTANT INFORMATION

We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.