

69 CORNWALLIS ROAD

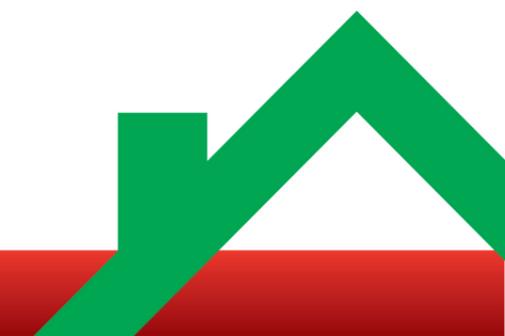
£239,950 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7HL



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached dormer style bungalow with an additional attic room and garage. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is conveniently located in the popular residential area of Bilton where there are a range of facilities within the immediate area to include a parade of shops, stores and sought after schooling for all ages. A more comprehensive range of facilities are available in nearby Bilton village which hosts a range of independent shops, supermarkets, hot food take away outlets, post office and public houses.

The accommodation is set over two floors and in brief, comprises of an entrance hall with doors off to a lounge with a feature fireplace and through fare to the dining room/bedroom two which has sliding patio doors opening onto the rear garden and a metal spiral staircase rising to the attic room with a door through to eaves storage. There is a further ground floor bedroom and a kitchen fitted with a four ring gas hob with oven beneath and extractor over, space for an upright fridge/freezer and plumbing for an automatic washing machine. The fully tiled family bathroom is fitted with a three piece coloured suite to include a panelled bath, pedestal wash hand basin and low level w.c.

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

Externally, to the front is a lawned area with a tarmac driveway to the side providing ample off road parking and leading to the detached brick built garage which has an up-and-over door and lighting connected. There is pedestrian access into the rear garden which is predominantly laid to lawn with a paved patio area to the immediate rear and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 79 m<sup>2</sup> (850 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'C'.

What3Words: ///smoke.stint.drew

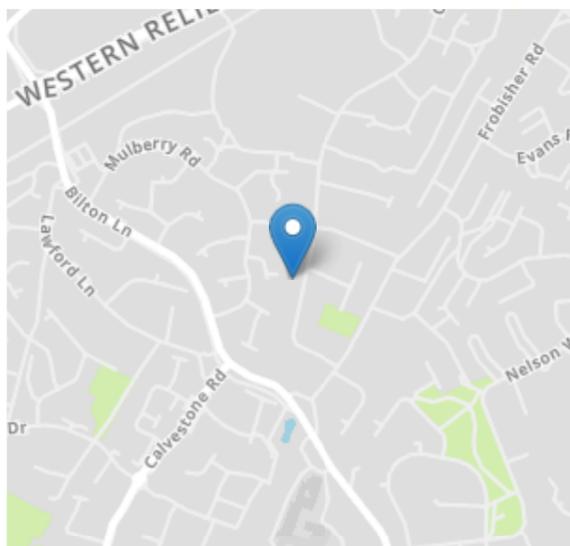
## MORTGAGE & LEGAL ADVICE

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

- **A Two Bedroom Dormer Style Bungalow with Additional Attic Room**
- **Popular Residential Location**
- **Lounge with Through Fare to Dining Room/Bedroom Two**
- **Kitchen with Oven and Hob**
- **Ground Floor Family Bathroom with Three Piece Coloured Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

7' 2" x 3' 0" (2.18m x 0.91m)

#### Lounge

16' 11" x 11' 7" (5.16m x 3.53m)

#### Dining Room/Bedroom Two

13' 11" x 8' 11" (4.24m x 2.72m)

#### Kitchen

9' 9" x 7' 10" (2.97m x 2.39m)

#### Bedroom One

10' 9" x 10' 8" (3.28m x 3.25m)

### Family Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

### First Floor

#### Attic Room

14' 1" x 13' 7" (4.29m x 4.14m)

Eaves Storage 17' 3" x 14' 7" (5.26m x 4.45m)

### Externally

#### Garage

17' 7" x 8' 1" (5.36m x 2.46m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>	63	
(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	

### 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.