



93 BESWICK GARDENS

Guide Price £300,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7PR



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom detached dormer bungalow which has planning permission for a two storey extension to the rear, single storey to the side and alterations to the dormer roof to the front of the property. The property is located in the sought after cul-de-sac of Beswick Gardens, Bilton.

The property is conveniently situated for Bilton village which has a comprehensive range of amenities including a parade of shops and stores, post office, public houses, hot food take away outlets, churches of several denominations, supermarkets and sought after schooling for all ages.

In brief, the accommodation comprises of an entrance hall, fitted kitchen, lounge/dining room with feature fireplace with remote control fire, lean to/utility room and bedroom two.

To the first floor there is the master bedroom with built in wardrobes and air conditioning and a family bathroom with a coloured suite.

The property benefits from gas fired central heating to radiators and double glazing (where specified).

Externally the property has an enclosed rear garden which is predominantly laid to lawn with perennial and shrub borders and brick built storage. To the front is a well maintained garden enclosed by a brick wall with railings and a driveway providing ample off road parking and leading to a single garage with an up and over electric door.

Please call Brown and Cockerill Estate Agents to arrange an appointment to view at the open house which will be taking place on Saturday 16th July 2022 (PM).

Gross Internal Area: approx. 78 m<sup>2</sup> (839 ft<sup>2</sup>).

AGENTS NOTES

Rugby Borough Council Tax Band C.

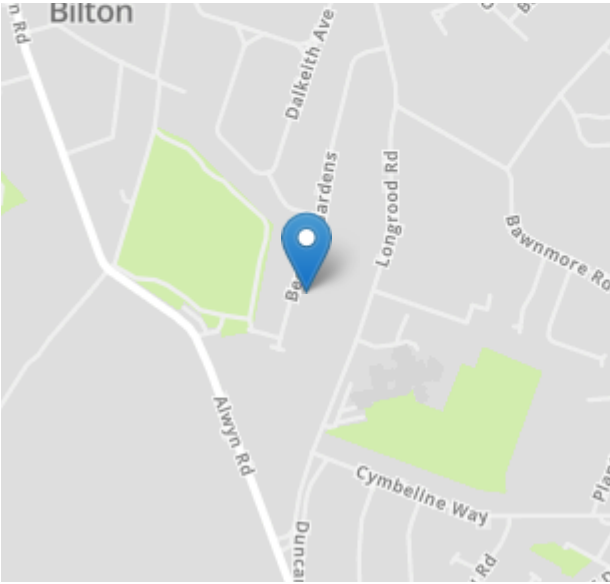
MORTGAGE & LEGAL ADVICE

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 Detached Dormer Bungalow with Planning Permission for Two Storey and Single Storey Extension
- Popular Cul-de-Sac Location
- Lounge/Dining Room with Feature Fireplace
- Fitted Kitchen and Lean To/Utility Room
- First Floor Family Bathroom with Coloured Suite
- Gas Fired Central Heating to Radiators and Double Glazing (where specified)
- Garage and Ample Off Road Parking
- Please Call to Arrange an Appointment - Open House Saturday 16th July 2022 (PM)



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

7' 9" x 6' 8" (2.36m x 2.03m)

Kitchen

11' 9" x 7' 5" (3.58m x 2.26m)

Lounge/Dining Room

Lounge Area: 19' 1" x 10' 0" (5.82m x 3.05m)

Dining Area: 8' 7" x 7' 9" (2.62m x 2.36m)

Lean To/Utility Room

15' 5" x 7' 7" (4.70m x 2.31m)

Bedroom Two

9' 0" x 8' 3" (2.74m x 2.51m)

First Floor

Bedroom One

14' 1" to wardrobes x 11' 8" (4.29m to wardrobes x 3.56m)

Bathroom

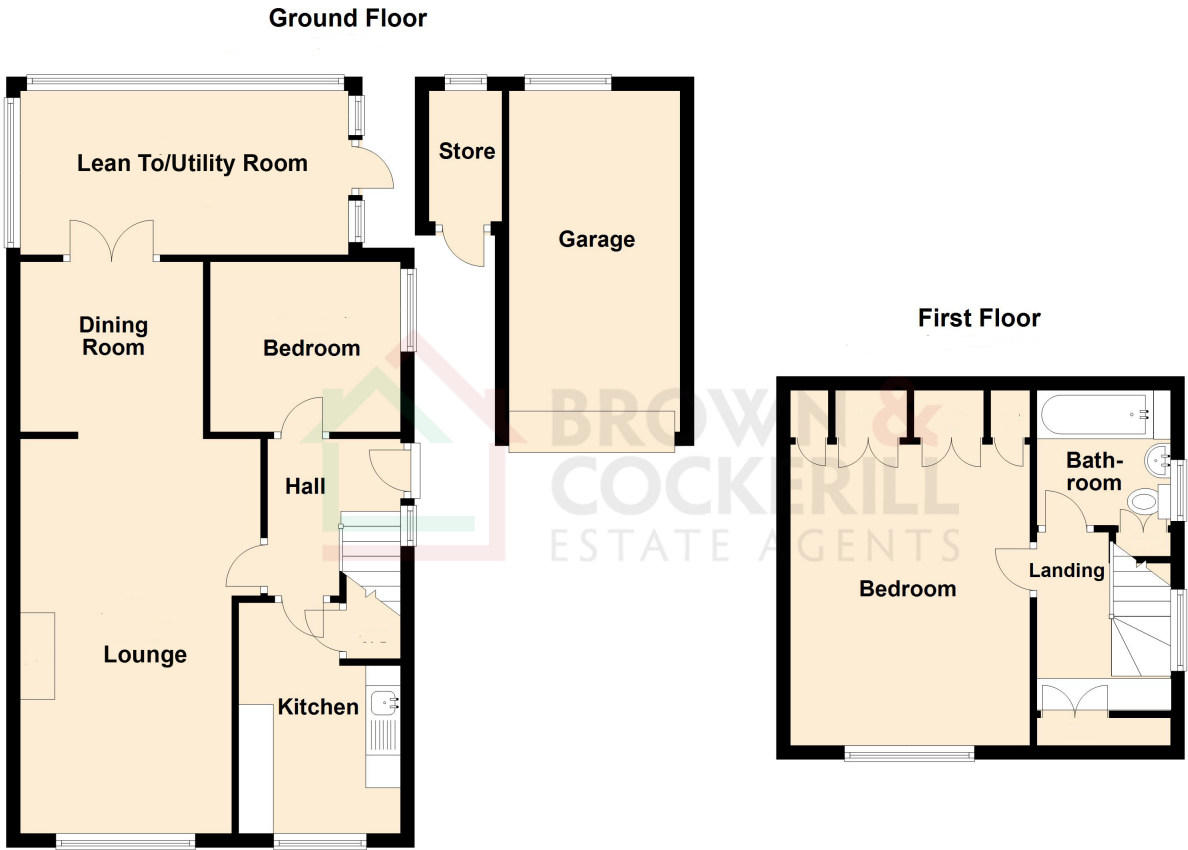
6' 1" x 6' 0" (1.85m x 1.83m) restricted head height

Externally

Single Garage

17' 3" x 8' 2" (5.26m x 2.49m)

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.