



2 GARDENERS END

£225,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7RQ



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom end of terraced property located in the popular residential area of Bilton, Rugby. 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 for local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling for all ages. Nearby Bilton village offers a more comprehensive range of facilities including independent shops, veterinary surgeries, doctors, two supermarkets, public houses and hot food takeaway outlets.

There is easy access to the surrounding A45/M45/M1 road and motorway networks and Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within an hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a useful storage cupboard and doors off the the ground floor accommodation, The cloakroom/w.c. is fitted with a white suite to include a low level w.c. and wash hand basin. The fitted kitchen has a built in oven and hob with extractor over and space and plumbing for appliances. Stairs off the lounge give access to the first floor landing and there is a fireplace with inset fire and French doors opening onto the rear garden.

To the first floor, the landing gives access to the master bedroom with built in wardrobes and a L-shaped en-suite shower room fitted with a three piece white suite. There is a second well proportioned bedroom and a family bathroom fitted with a panelled bath with shower and screen over, low level w.c. and wash hand basin.

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

Externally, to the front are a range of shrubs and a pathway to the front entrance door. At the side of the property is a block paved driveway providing off road parking for two vehicles and gives access to the single garage. There is a private enclosed rear garden which extends behind three garages to the side. The garden is predominantly laid to lawn with paved patio areas and is enclosed by timber fencing to the boundaries.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 64 m<sup>2</sup> (688 ft<sup>2</sup>).

## AGENTS NOTES

Type here for Agents notes

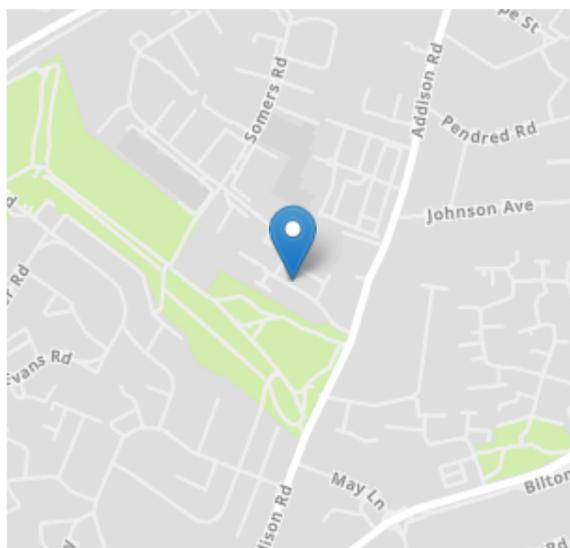
## MORTGAGE & LEGAL ADVICE

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 End of Terraced Property**
- **Popular Residential Location**
- **Ground Floor Cloakroom/W.C., Lounge with Fireplace and French Doors to Rear Garden**
- **Fitted Kitchen with Oven & Hob**
- **First Floor Family Bathroom and En-Suite to Master Bedroom**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Off Road Parking and Garage**
- **Early Viewing is Highly Recommended and No Onward Chin**



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

9' 0" x 3' 2" (2.74m x 0.97m)

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

5' 6" x 2' 8" (1.68m x 0.81m)

#### Kitchen

11' 8" x 6' 1" (3.56m x 1.85m)

#### Lounge

21' 0" x 12' 6" (6.40m x 3.81m)

### First Floor

#### Landing

6' 2" x 6' 0" (1.88m x 1.83m)

### Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

### En-suite Shower Room

6' 2" maximum x 5' 10" maximum (1.88m maximum x 1.78m maximum)

### Bedroom Two

12' 8" x 8' 5" (3.86m x 2.57m)

### Family Bathroom

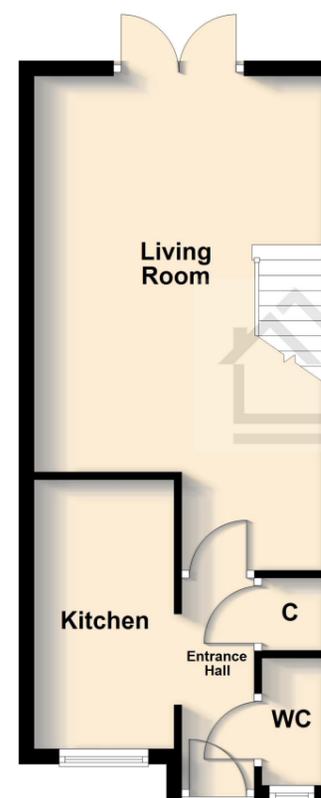
6' 2" x 6' 1" (1.88m x 1.85m)

### Externally

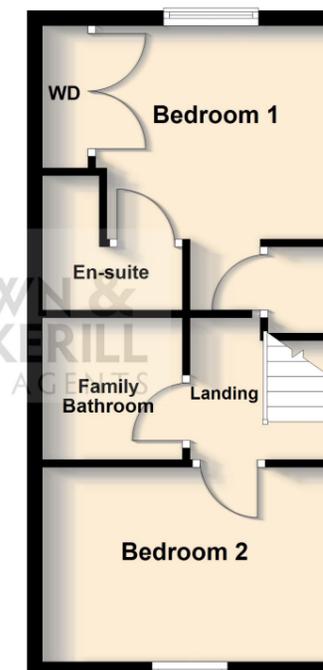
### Garage

## FLOOR PLAN

### Ground Floor



### First Floor



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(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	

## 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.