



28 BEATTY DRIVE

£225,000 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7ET



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 semi detached bungalow situated in the popular residential area of Bilton, Rugby.

There are a parade of shops and stores nearby offering a convenience store, hardresser and take away outlet. There is a regular bus service to Rugby town centre and Bilton village which offers a post office, butcher's, two public houses and excellent local schooling for all ages.

Excellent commuter access is available to the surrounding M1/M6/A5 and A14 road and motorway networks. Rugby railway station offers an intercity mainline service to London Euston and Birmingham New Street.

In brief, the accommodation comprises of an entrance porch, entrance hall, kitchen, lounge, separate dining room, two double bedrooms and a fitted shower room.

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

Externally, there is an enclosed rear garden which is predominantly laid to lawn with raised borders and a single garage.

Offered for sale with no onward chain, early viewing is advised.

## AGENTS NOTES

Council Tax Band 'C'.  
What3Words: ///mini.ruled.gladiators

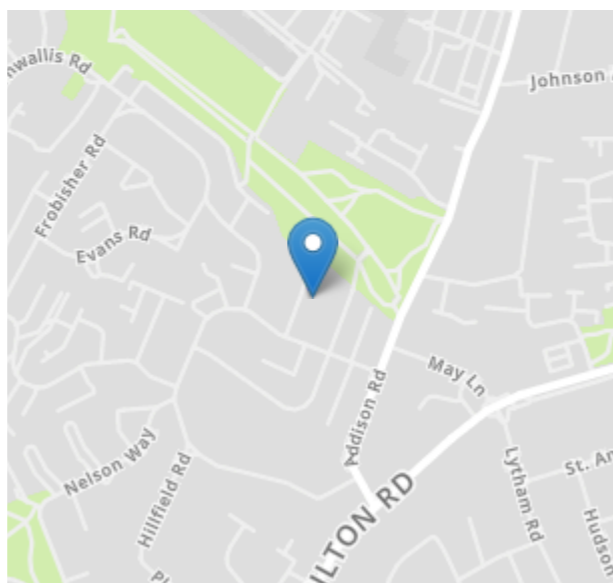
## MORTGAGE & LEGAL ADVICE

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 Semi Detached Bungalow**
- **Popular Residential Location**
- **In Need of Some Modernisation**
- **Separate Lounge and Dining Room**
- **Fitted Kitchen, Shower Room**
- **Double Glazing, Gas Fired Central Heating to Radiators**
- **Single Garage to Rear**
- **Early Viewing Advised, No Onward Chain**



## ENERGY PERFORMANCE CERTIFICATE

## ROOM DIMENSIONS

### Ground Floor

#### Entrance Porch

8' 1" x 4' 7" (2.46m x 1.40m)

#### Entrance Hall

9' 1" x 4' 9" (2.77m x 1.45m)

#### Kitchen

11' 4" x 7' 2" (3.45m x 2.18m)

#### Lounge

15' 2" x 11' 1" (4.62m x 3.38m)

### Dining Room

9' 6" x 8' 7" (2.90m x 2.62m)

### Bedroom One

14' 0" x 8' 6" (4.27m x 2.59m)

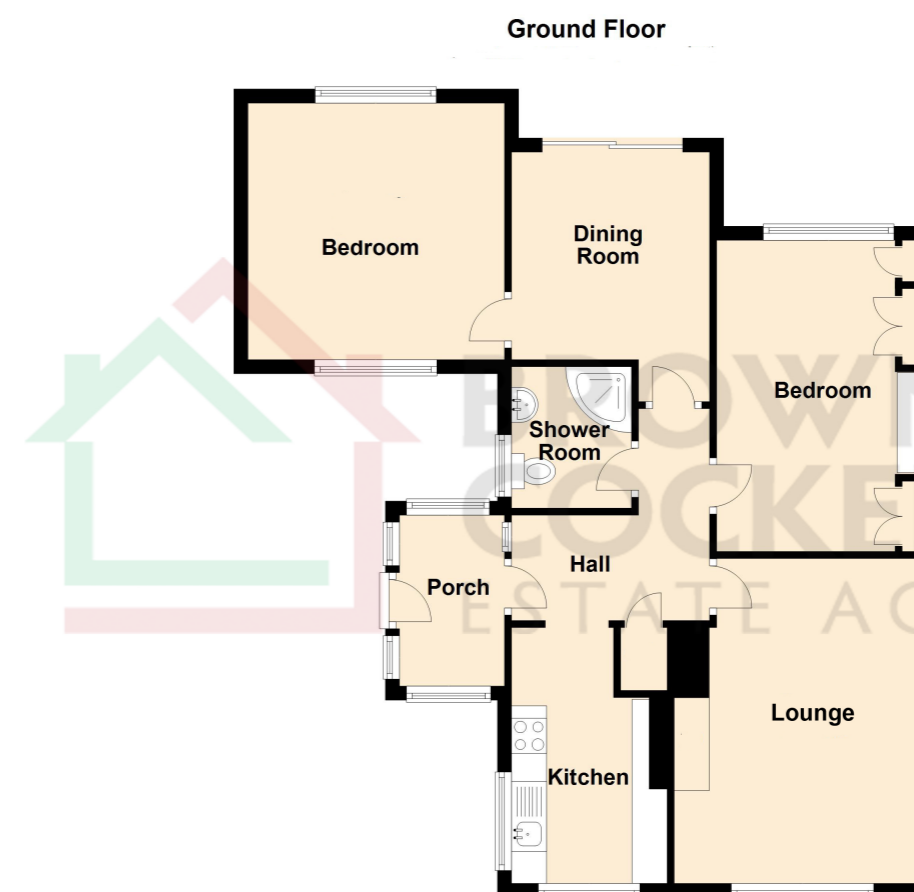
### Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

### Shower Room

6' 4" x 5' 8" (1.93m x 1.73m)

## 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.