



103 BILTON ROAD

£440,000 Freehold

RUGBY  
WARWICKSHIRE  
CV22 7AS



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 extended four bedroom semi detached family home conveniently located for Rugby town centre. The property is of standard brick built construction and has the added benefit of a garage/workshop and brick built garden studio.

The property is conveniently located for all town centre amenities to include shops and stores, supermarkets, public houses, hot food take away outlets, cafes/restaurants and recreational facilities.

Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour. There is easy commuter access to the M1, M6, A5, and A14 road and motorway networks.

The accommodation is set over two floors and in brief, comprises of an entrance porch and an entrance hall with stairs rising to the first floor landing. The dining room has a feature fireplace and large bay window and the separate extended lounge offers a spacious family reception with Upvc double glazed French doors opening onto the rear garden. There is a kitchen/breakfast room with a Belfast sink and separate utility room with pantry cupboard and a ground floor cloakroom/w.c.

To the first floor, there are four well proportioned bedrooms with built in wardrobes to the master bedroom. Bedroom three is currently being used as an office. The family bathroom is fitted with a three piece white suite to include a jacuzzi bath with shower over, vanity unit with wash hand basin and w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property there is a driveway providing ample off road parking and gated side access to the garage/workshop. The good sized and enclosed rear garden is predominantly laid to lawn with a decked area to the immediate rear which can be accessed off the lounge, a feature pond and a block paved pathway leading to the far end of the garden where there is a patio area, raised planters and garden shed. Within the garden is a brick built studio with Upvc double glazed French doors, spotlights to ceiling, velux window, kitchenette and w.c. with wash hand basin. Power and lighting are connected and there is a portable air conditioning unit. (It is TBC if the air conditioning unit will be included within the sale).

Early viewing is highly recommended to avoid disappointment and to fully appreciate what this property has to offer. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 127 m<sup>2</sup> (1367 ft<sup>2</sup>).

## AGENTS NOTES

Council Tax Band 'E'.

Estimated Rental Value: £1400 pcm approx.

What3Words: ///translated.activism.hedge

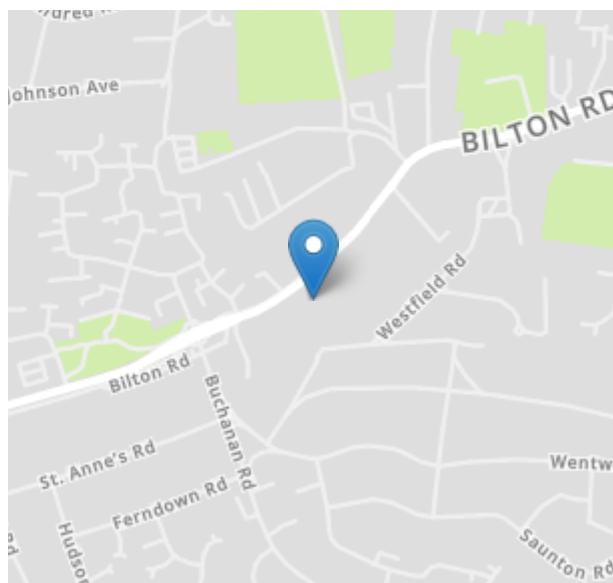
## MORTGAGE & LEGAL ADVICE

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

- An Extended Four Bedroom Semi Detached Family Home Conveniently Located for Rugby Town Centre
- Dining Room and Separate Extended Lounge
- Kitchen/Breakfast Room with Separate Utility Room, Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom with White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Garage/Workshop and Brick Built Garden Studio
- Ample Off Road Parking, Early Viewing Highly Recommended, No Onward Chain



## 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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		51
(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 Porch

6' 6" x 4' 7" (1.98m x 1.40m)

#### Entrance Hall

16' 1" maximum x 9' 9" maximum (4.90m maximum x 2.97m maximum)

#### Dining Room

14' 8" into bay window x 11' 9" (4.47m into bay window x 3.58m)

#### Extended Lounge

23' 8" x 11' 8" (7.21m x 3.56m)

#### Kitchen/Breakfast Room

11' 4" x 10' 7" (3.45m x 3.23m)

#### Utility Room

9' 6" x 6' 8" (2.90m x 2.03m)

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

4' 8" x 3' 4" (1.42m x 1.02m)

### First Floor

#### Bedroom One

12' 9" x 11' 9" (3.89m x 3.58m)

#### Bedroom Two

12' 4" x 11' 8" (3.76m x 3.56m)

#### Bedroom Three/Office

13' 8" x 8' 1" (4.17m x 2.46m)

#### Bedroom Four

9' 6" x 8' 2" (2.90m x 2.49m)

#### Family Bathroom

9' 6" x 4' 9" (2.90m x 1.45m)

#### Externally

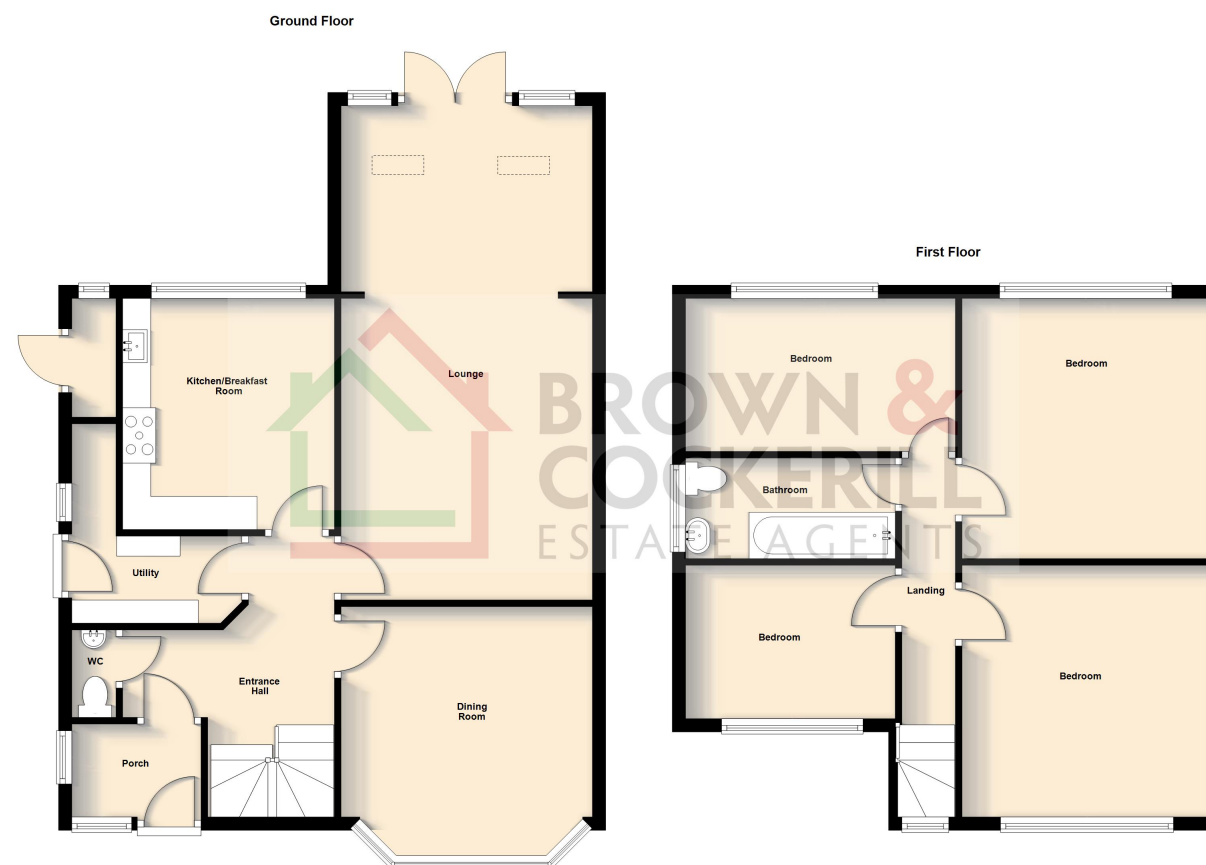
#### Garage/Workshop

17' 4" x 8' 2" (5.28m x 2.49m)

#### Garden Studio

14' 8" x 8' 3" (4.47m x 2.51m)

## 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.