



4 OSWALD WAY

NEW BILTON
RUGBY
WARWICKSHIRE
CV22 7PL

Offers Over £260,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented two bedroom detached bungalow which is located in a quiet cul-de-sac and situated within the sought after residential area of New Bilton, Rugby. The bungalow is of standard brick built construction with tiled roof and has all mains services connected.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public houses, recreational park, churches of several denominations and local schooling for all ages. Nearby Bilton village has a further comprehensive range of independent shops, public houses, supermarkets, doctor and veterinary surgeries.

Rugby railway station offers a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

In brief, the accommodation comprises of an entrance hall and lounge/dining room with feature fireplace with inset gas fire, The inner lobby gives access to the recently refitted kitchen which has a built in oven and hob, space for upright fridge/freezer, plumbing for an automatic washing machine and storage cupboard. There is a pedestrian door opening onto the side driveway and a lean to with doors opening onto the rear garden. The fully tiled family bathroom has been recently refitted with a modern three piece white suite to include a bath with mains shower over, low level w.c., vanity unit with inset wash hand basin an has an electric shaving point. Both bedrooms are of a good size.

The property benefits from Upvc double glazing and gas fired central heating to radiators via a combination boiler.

Externally, the property has a tarmacadam driveway which provides ample off road parking and gives access to the single garage which has an electric roller door, storage into eaves and power and light connected. The rear paved garden is of low maintenance with decorative slate chippings.

The property is offered for sale with no onward chain and early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 58 m² (624 ft²).

AGENTS NOTES

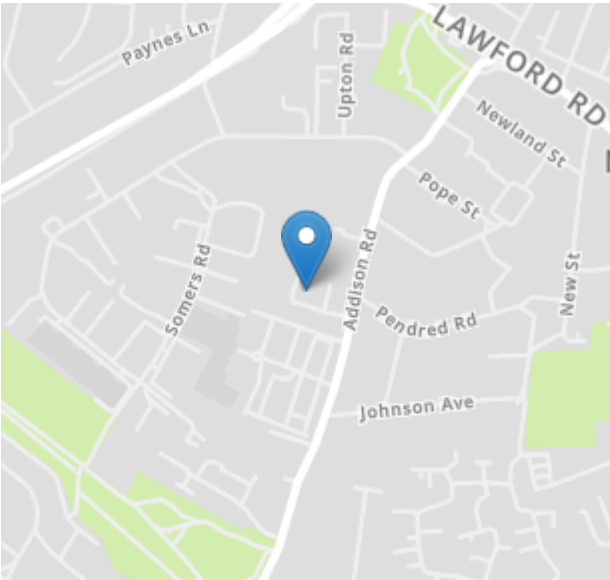
Council Tax Band 'C'.
What3Words: ///volume.bossy.scrap

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 Well Presented Two Bedroom Detached Bungalow
- Quiet Cul-de-Sac Location
- Lounge/Dining Room with Feature Fireplace
- Recently Refitted Kitchen with Oven and Hob, Lean To
- Recently Refitted Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Low Maintenance Rear Garden, Off Road Parking and Garage
- Early Viewing Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		64
(55-68) D		
(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

5' 8" x 3' 7" (1.73m x 1.09m)

Lounge/Dining Room

18' 9" x 10' 6" (5.71m x 3.20m)

Inner Hallway

8' 10" x 3' 10" (2.69m x 1.17m)

Kitchen

9' 8" x 7' 7" (2.95m x 2.31m)

Bedroom One

14' 1" x 9' 7" (4.29m x 2.92m)

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.62m)

Family Bathroom

8' 9" x 4' 4" (2.67m x 1.32m)

Lean To

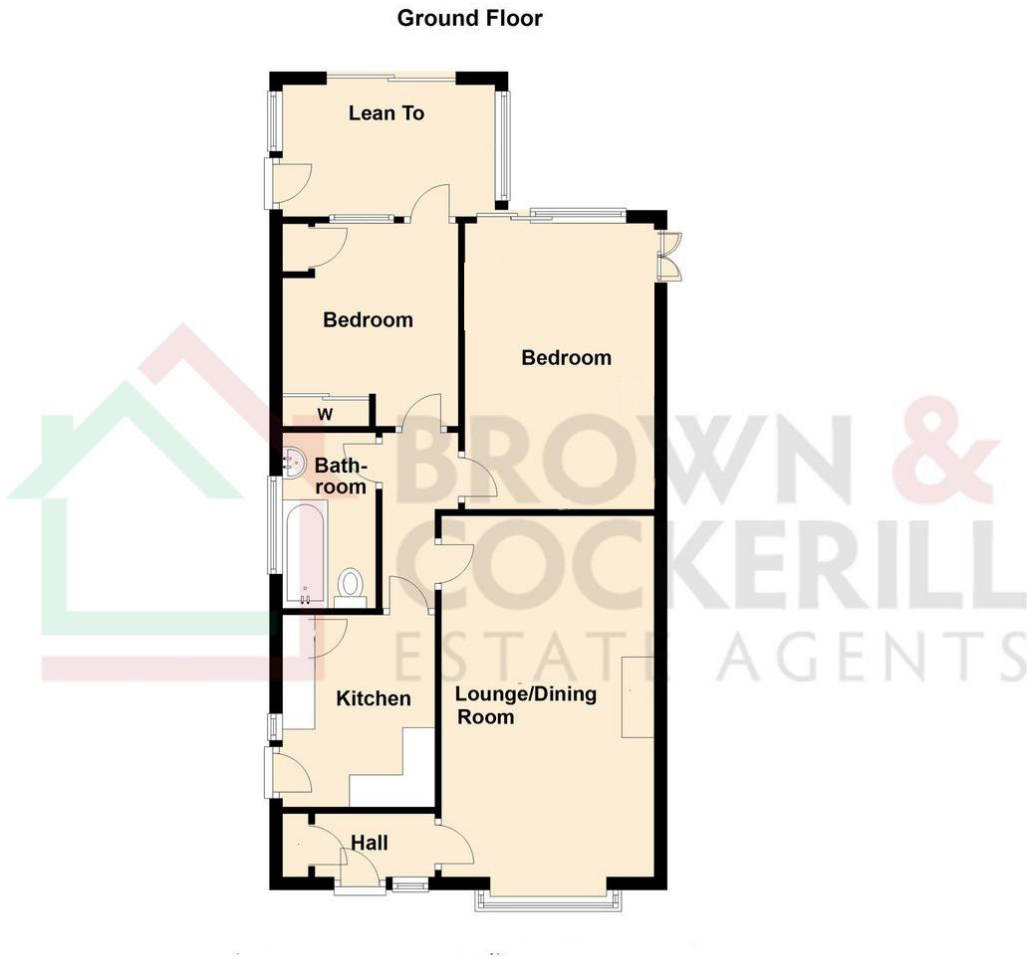
7' 10" x 5' 8" (2.39m x 1.73m)

Externally

Garage

17' 8" x 7' 7" (5.38m x 2.31m) 17

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.