



Johnson Avenue, Rugby, CV22 7BX



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this well proportioned and much improved semi detached property situated in a popular residential area within Bilton. Located just a short distance from local amenities and within easy walking distance of schooling.

In brief the accommodation to the ground floor comprises: entrance hallway, spacious lounge with new laminate flooring and refitted kitchen/diner fitted with modern sage green units, incorporating integrated appliances to include fridge/freezer, dishwasher, built in oven, hob and extractor. To the first floor there are three well proportioned bedrooms and family bathroom with shower. The property further offers huge potential to extend both to the side and rear without impacting on garden size, also benefiting from upvc double glazing and gas central heating throughout.

Externally there is a larger than average rear garden, mainly laid to lawn with metal shed, paved patio area and covered car port. Timber gates lead to the front driveway where there is off road parking for at least two cars.

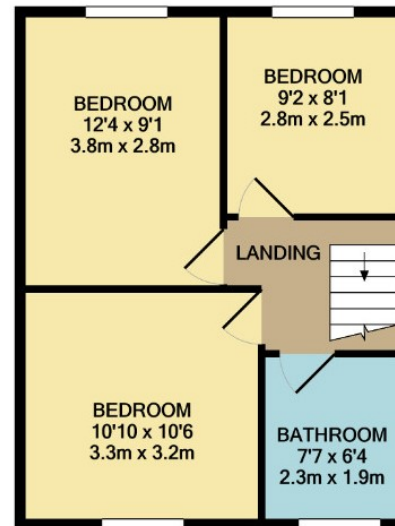
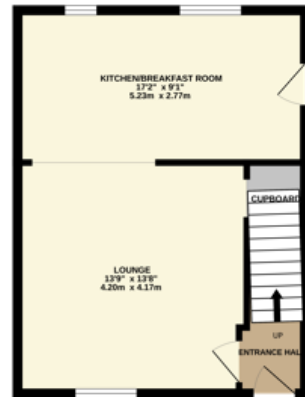
Viewing highly recommended.



- SEMI DETACHED
- REFITTED KITCHEN/DINER
- THREE GOOD SIZED BEDROOMS
- SPACIOUS LIVING ROOM
- FIRST FLOOR FAMILY BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- POTENTIAL TO EXTEND
- LARGE REAR GARDEN
- CARPORT AND DRIVEWAY
- EPC - TBC



GROUND FLOOR



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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