



15 ANSON CLOSE

Guide Price £259,950 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7HX



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## DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this two bedroom semi detached bungalow situated on a generous corner plot in a quiet cul-de-sac location in Bilton, Rugby.

There are a range of amenities available within the immediate area to include a parade of local shops and stores, bus routes to Rugby town centre and excellent schooling for all ages.

Commuter access is available to the surrounding M45/M1/A45 and A46 road and motorway networks. Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the property comprises of an entrance hall, kitchen/breakfast room, lounge with sliding doors leading through to the conservatory, bedroom one with built in wardrobes, a further bedroom and a recently refitted and contemporary shower room.

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

Externally, the property sits on a generous corner plot with the rear garden laid to lawn with raised timber decking and a slabbed patio area. To the front of the property there is a driveway providing off road parking and leads to a single garage (no power and lighting connected).

Early viewing is advised to appreciate the property on offer.

Gross internal area: 73m<sup>2</sup> (786ft<sup>2</sup>)

## AGENTS NOTES

Council Tax Band 'C'.  
Estimated Rental Value: £950 pcm approx.  
What3Words: ///torn.sands.shin

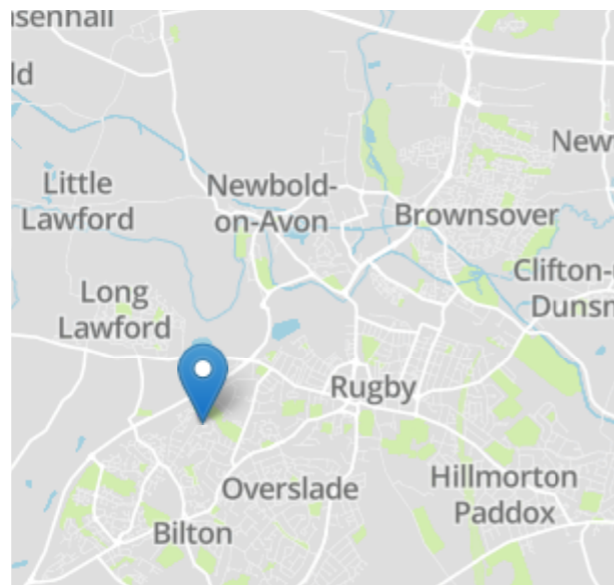
## MORTGAGE & LEGAL ADVICE

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
- Situated on a Generous Corner Plot in a Quiet Cul-de-Sac Location
- Lounge, Kitchen/Breakfast Room and Conservatory
- Two Well Proportioned Bedrooms with Built In Wardrobes in the Master Bedroom
- Refitted and Contemporary Shower Room
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Off Road Parking and Single Garage
- Early Viewing is Advised



## ROOM DIMENSIONS

### Ground Floor

#### Entrance Hall

9' 1" x 4' 0" (2.77m x 1.22m)

#### Kitchen/Breakfast Room

17' 4" x 9' 2" (5.28m x 2.79m)

#### Lounge

23' 4" x 11' 0" (7.11m x 3.35m)

#### Conservatory

10' 6" x 9' 3" (3.20m x 2.82m)

### Bedroom One

14' 3" x 10' 5" to built in wardrobes (4.34m x 3.17m to built in wardrobes)

### Bedroom Two

9' 1" x 8' 4" (2.77m x 2.54m)

### Shower Room

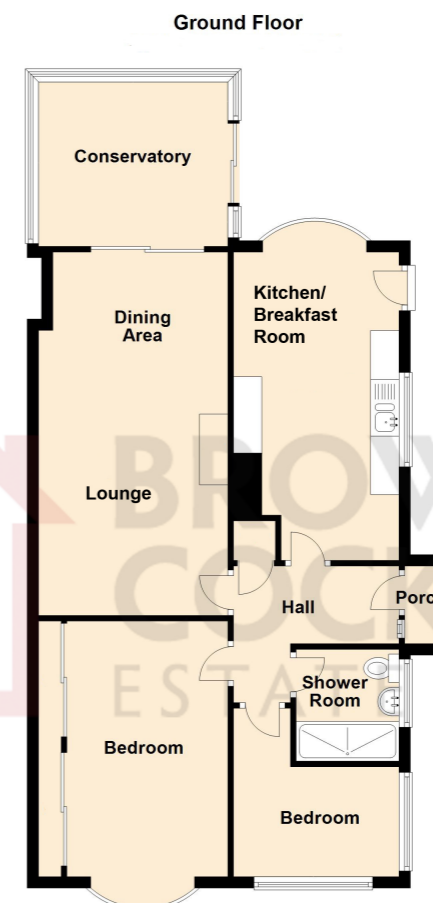
5' 9" x 5' 2" (1.75m x 1.57m)

### Externally

### Garage

14' 8" x 7' 7" (4.47m x 2.31m)

## FLOOR PLAN



## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(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.