

Dreyer Close, Rugby, CV22 7SX



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are delighted to offer to the market this well presented end terraced home. The property is situated in a highly sought after part of Bilton with local shops within easy walking distance. Bilton village is only five minutes away with all of its excellent amenities including two supermarkets, chemist, a Drs surgery, post office, takeaways and a couple of well regarded public houses. The property is ideally located for easy access into Rugby, Leamington Spa and Coventry with Rugby train station just a short driving distance. This lovely family home also benefits from being in the catchment for several well regarded schools.

This extended property is beautifully presented and offers spacious accommodation throughout to include on the ground floor: Entrance hallway, spacious living room with open staircase, good sized dining room with bi folding doors onto the garden and completing the ground floor is a stylish recently refitted kitchen. The kitchen is fitted with modern white units, integrated appliances to include fridge/freezer, dishwasher, washing machine, double oven, induction hob and extractor. All perfectly complimented by bronze metallic effect work surfaces, copper mixer tap and slate tiled splashbacks.

To the first floor the main bedroom benefits from a comprehensive range of built in wardrobes, a second bedroom also having built in wardrobes and finishing the upstairs beautifully is a stunning refitted bathroom. The property further benefits from replacement modern oak internal doors, upvc double glazing and gas central heating throughout.

Externally the rear garden benefits from not being over looked, offering a low maintenance area with raised beds and timber shed. To the side there is a secure gate leading to the front of the property where there are two parking spaces and additional block paved area in front of the house.

A fantastic first time buy which must be viewed.

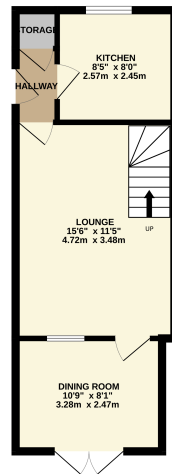


- MODERN END TERRACE
- TWO BEDROOMS
- REFITTED KITCHEN
- REFITTED BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- TWO PARKING SPACES
- EXTENDED
- GARDEN WITH OPEN VIEWS
- SPACIOUS LOUNGE
- EXCELLENT FIRST TIME BUY/INVESTMENT
- CLOSE TO EXCELLENT AMENITIES AND SCHOOLING
- EPC RATING - C



GROUND FLOOR  
364 sq ft. (25.9 sq.m.) approx.

1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



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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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