



42 CARLTON ROAD

£299,950 Freehold

BILTON  
RUGBY  
WARWICKSHIRE  
CV22 7PD



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 three bedroom detached chalet style dormer bungalow located in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The property is convenient for local amenities including shops, stores, bus routes to Rugby town centre and there is excellent local schooling. Nearby Bilton village offers a more comprehensive range of facilities including two supermarkets, public houses and hot food take away outlets.

There is easy commuter access to the surrounding A45/M45/M1 road and motorway networks and Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

The accommodation is set over two floors and in brief, the front entrance door is on the side of the property and gives access to to the entrance hall where there is a useful under stairs storage cupboard and stairs rising to the first floor landing. There is a fitted kitchen with gas hob and oven beneath, lounge with feature fireplace and inset fire and a separate dining room with sliding patio doors to the rear garden. The ground floor bedroom three is currently used as a study.

To the first floor, the landing gives access to two well proportioned bedrooms and a family bathroom fitted with a three piece white suite to include a corner bath, pedestal wash hand basin and low level w.c.

The property benefits from gas fired central heating to radiators via a combination boiler located in the loft and has Upvc double glazing.

Externally, to the front is a lawned area and recently upgraded driveway providing off road parking for two to three vehicles and leads to the detached garage which is believed to have asbestos roofing. The enclosed rear garden has three tiered patio areas with steps up to each, includes various seating areas including a decked area to the far end of the garden.

Early viewing is highly recommended to avoid disappointment.

AGENTS NOTES

Council Tax Band 'C'.  
Estimated Rental Value: £1200 pcm approx.  
What3Words: ///slime.launch.bonus

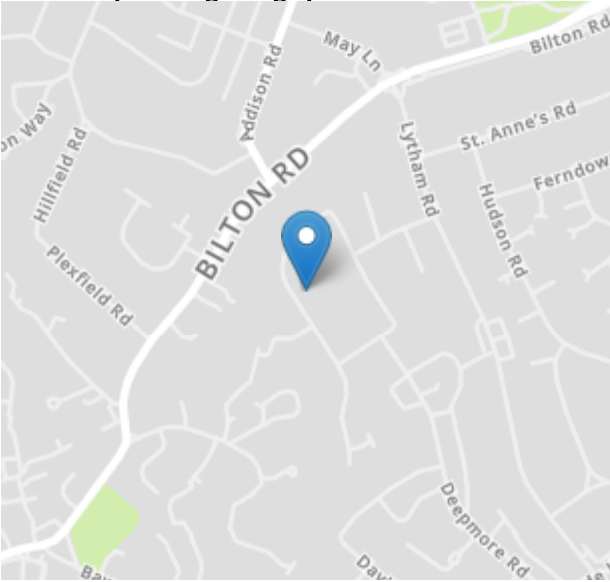
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Chalet Style Dormer Bungalow
- Popular Residential Location
- Lounge with Feature Fireplace and Separate Dining Room with Patio Door to Rear
- Kitchen with Oven and Hob and Ground Floor Bedroom/Study
- First Floor Family Bathroom with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden, Off Road Parking and Detached Garage
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

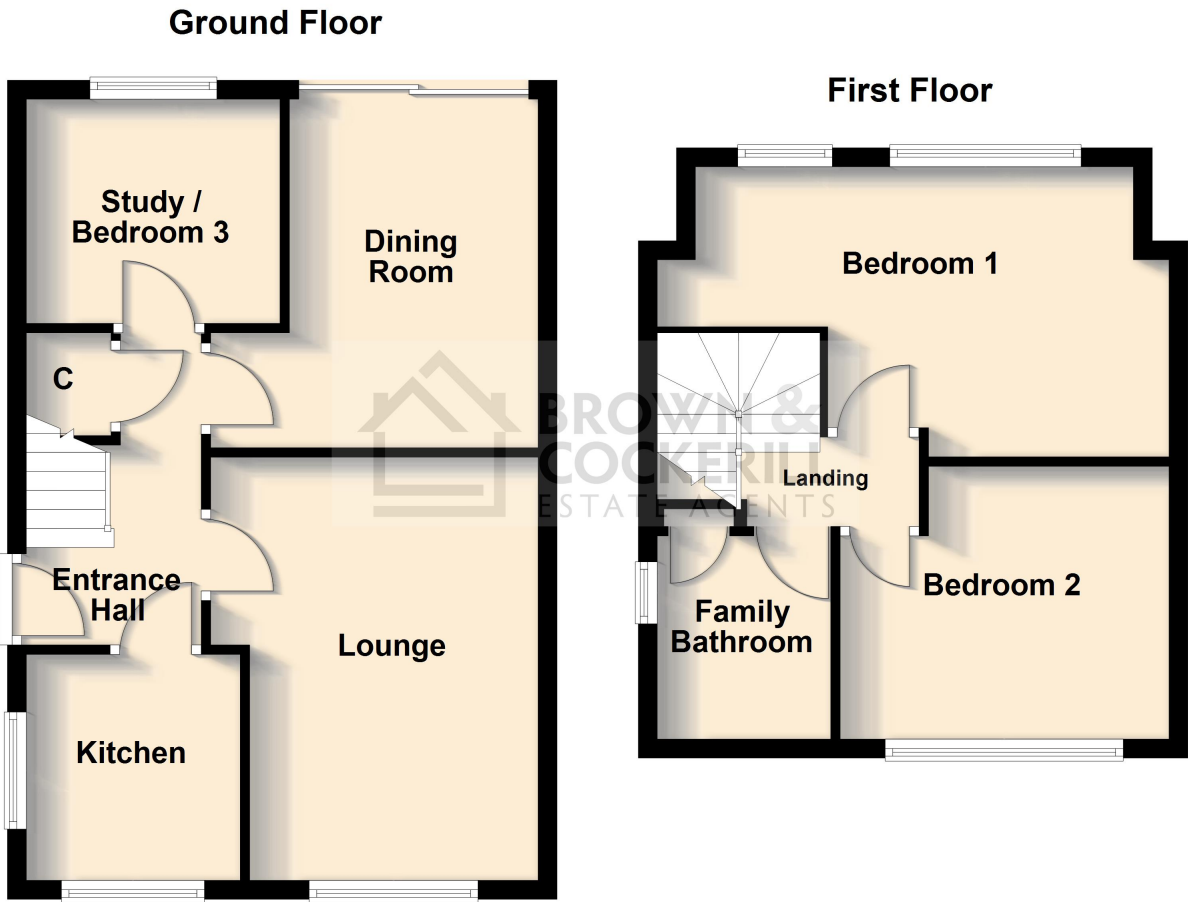
Ground Floor

- Entrance Hall  
10' 11" x 6' 2" (3.33m x 1.88m)
- Kitchen  
7' 10" x 7' 5" (2.39m x 2.26m)
- Lounge  
14' 8" maximum x 11' 4" maximum (4.47m maximum x 3.45m maximum)
- Dining Room  
12' 1" x 11' 4" (3.68m x 3.45m)
- Bedroom Three/Study  
9' 0" x 7' 0" (2.74m x 2.13m)

First Floor

- Landing  
6' 0" x 3' 0" (1.83m x 0.91m)
- Bedroom One  
14' 9" x 11' 2" (4.50m x 3.40m)
- Bedroom Two  
11' 5" maximum x 9' 5" maximum (3.48m maximum x 2.87m maximum)
- Family Bathroom  
7' 1" x 6' 3" (2.16m x 1.91m)
- Externally  
Detached Garage

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.