



Ivy Grange
BILTON, RUGBY
Offers over £150,000

Osborne
Sargent

A purpose built and immaculate 2 bed first floor apartment, new flooring and PVCu windows recently fitted throughout, kitchen/living/dining room with built in appliances, family bathroom, en-suite, allocated Pkg. Ideal first time purchase or BTL, viewing highly recommended.



Hogan House, Apartment 9 Ivy Grange, BILTONRUGBY, CV22 7HG

A modern, recently refurbished, 2 Bedroom first floor apartment ideally located in the centre of Bilton village and close to an excellent range of local amenities. Rugby town centre, supermarkets, retail parks and the train station are all a short drive away. Accommodation in brief comprises: Communal hall, hall, kitchen/living/dining room, 2 double bedrooms, one en-suite and family bathroom. Other benefits include recently replaced PVCu double glazing, electric heating and allocated parking. Offered with NO CHAIN, Viewing Highly Recommended.

Communal Entrance hall

Stairs up, doors to G/F apartments.

Hall

Electric panel heater, built in cupboard housing hot water cylinder and slatted shelving, doors to:

Kitchen/living/dining room

22' 3" x 11' 7" max (6.78m x 3.53m) Open plan room, kitchen area fitted with a matching range of base and wall mounted units with worktop space over, built-in fridge and washer/dryer, built-in electric oven, built-in electric hob with pull out extractor hood over, vinyl flooring to kitchen area, three PVCu double glazed windows, PVCu double glazed bay window, electric storage heater, telephone point, TV point, recessed ceiling spotlights and smoke detector.

Bedroom 1

9' 11" x 9' 3" (3.02m x 2.82m) PVCu double glazed window, electric panel heater, telephone point, TV point, door to:

En-suite

5' 8" x 5' 2" (1.73m x 1.57m) Tiled shower enclosure, wash hand basin and low flush WC, extractor fan, shaver point and light, electric panel heater and vinyl flooring.

Bedroom 2

9' 7" x 8' 6" (2.92m x 2.59m) PVCu double glazed window, electric panel heater, TV point.

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m) Fitted with three-piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, part ceramic tiled walls, extractor fan, shaver point and light, electric panel heater and vinyl flooring.

Outside

Communal garden and allocated parking space.

Viewing

Strictly by prior appointment through Osborne Sargent.

Our services

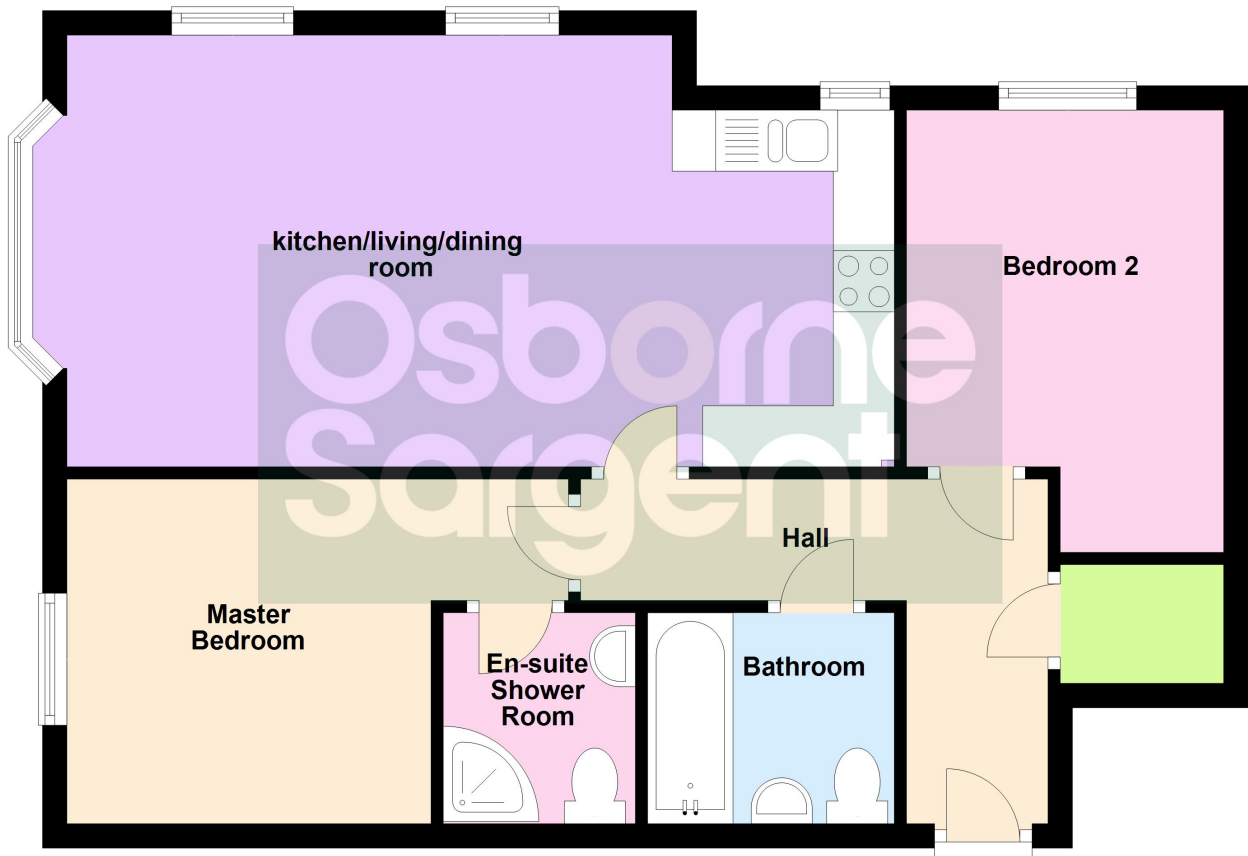
As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

Ground Floor

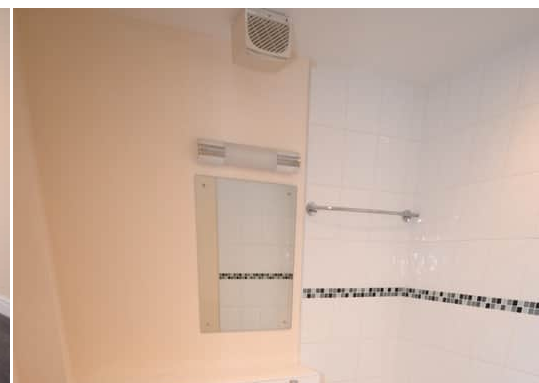
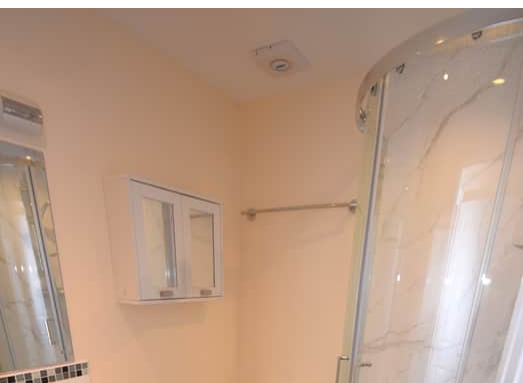
Approx. 57.1 sq. metres (614.1 sq. feet)

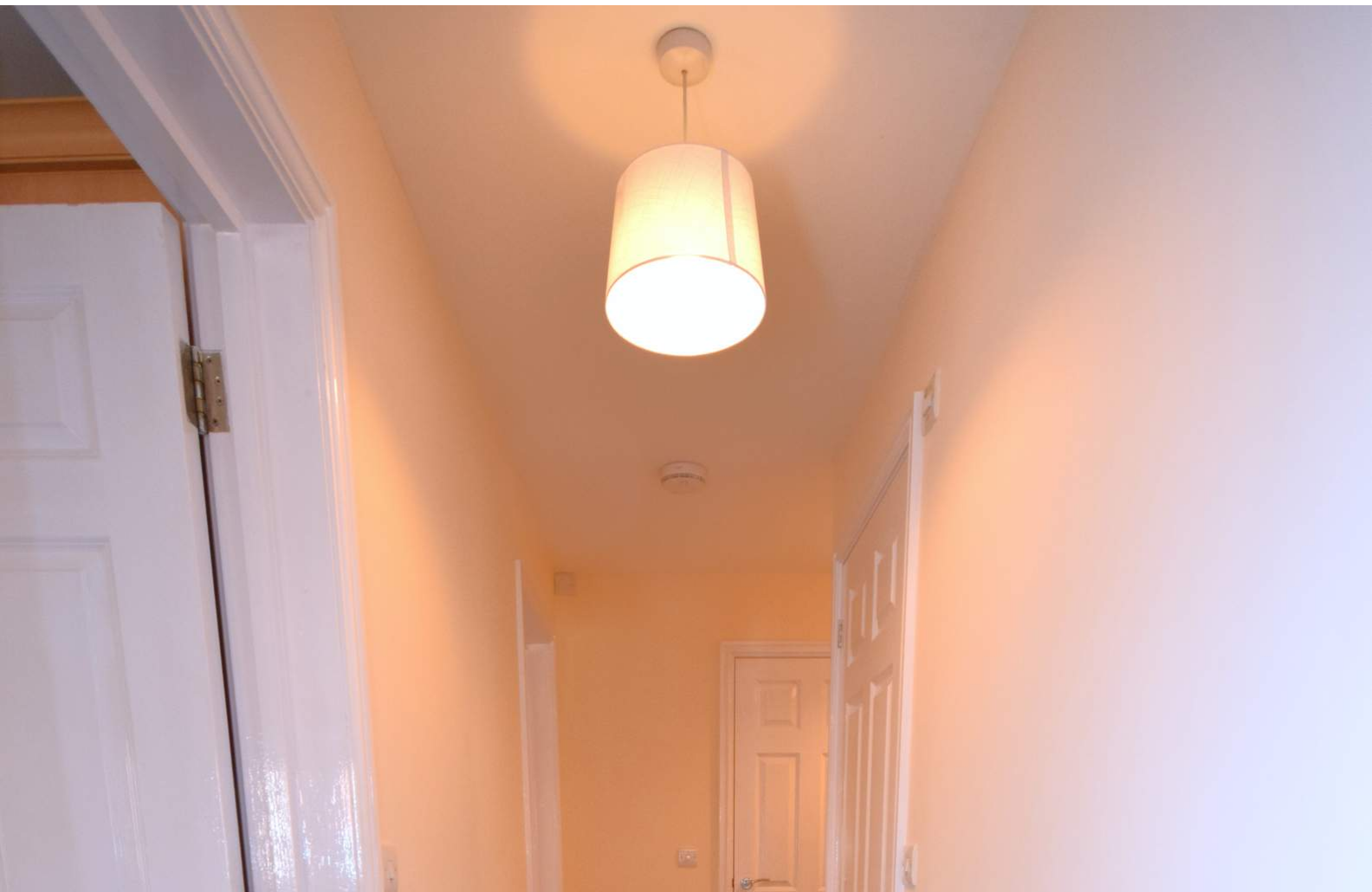


Total area: approx. 57.1 sq. metres (614.1 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	79	
(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





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