



Freemantle Road, Bilton, Rugby, CV22 7HY



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this well proportioned and well maintained semi detached bungalow. Located in a popular residential area of Bilton, the bungalow is close to some excellent amenities, as well as being in close proximity of a regular bus service into Rugby town centre. Bilton village is only a 15 minute walk where there is a post office, chemist, butchers and supermarkets.

In brief the accommodation comprises: entrance hallway with storage cupboard, spacious lounge/diner with feature fireplace and gas inset fire, a good sized fitted kitchen with a freestanding upright fridge/freezer, under counter freezer, washer/dryer, built in oven, hob and extractor. There are two good sized bedrooms, the largest of the two benefiting from a comprehensive range of built in wardrobes and drawers, the second bedroom is currently used as a dining room and it leads into the conservatory. Completing the living accommodation in this spacious bungalow is a refitted shower room. The property further benefits from gas central heating and double glazing throughout.

Externally the bungalow boasts a well tended low maintenance garden which offers a good degree of privacy, a patio area and well stocked flower beds. There's a secure side gate leading to the block paved driveway at the front providing parking for two vehicles and further low maintenance decorative slate area with shrubs.

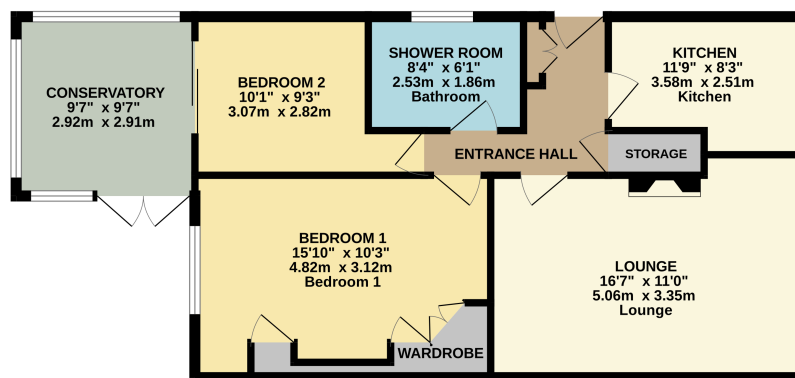
Internal viewing is highly recommended. NO ONWARD CHAIN.



- SEMI DETACHED BUNGALOW
- WELL MAINTAINED THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- REFITTED KITCHEN & SHOWER ROOM
- RECENTLY INSTALLED COMBI BOILER
- BLOCK PAVED DRIVEWAY
- ENCLOSED REAR GARDEN
- BILTON
- NO ONWARD CHAIN
- EPC TBC



GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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