



222 BILTON ROAD

RUGBY  
WARWICKSHIRE  
CV22 7DX

Offers Over £225,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended three bedroom mid terraced property located in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

The property is conveniently located for local amenities including shops, stores, bus routes to Rugby town centre and excellent local schooling for all ages. Nearby Bilton village offers a more comprehensive range of facilities including independent shops, veterinary surgeries, doctors, two supermarkets, public houses and hot food takeaway outlets.

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

The accommodation is set over two floors and in brief, comprises of a storm porch giving access to the front entrance door. The entrance hall has stairs rising to the first floor landing and door off to the lounge which has period sash windows and a feature open fireplace. The separate dining room has a feature fireplace with multi fuel burning stove. The modern extended kitchen has a built in oven with extractor over, Belfast sink and integrated appliances to include a dishwasher; fridge, freezer and washing machine. There is a door opening onto the rear garden. The ground floor family bathroom is part tiled and fitted with a three piece white suite to include a bath with shower over; pedestal wash hand basin and low level w.c.

To the first floor; the landing gives access to partially boarded loft space via a ladder and has doors off to three well proportioned bedrooms with period cast iron fireplaces.

The property benefits from gas fired central heating to radiators and retains period features to include sash windows and cast iron fireplaces.

Externally, to the front of the property is a fore garden with sleeper borders and an Indian limestone pathway leading to the front entrance door. The enclosed rear garden has a paved patio to the immediate rear with a pathway leading down the garden and private side gate giving access to the frontage. At the far end of the garden is a good sized workshop with power and lighting connected and a greenhouse, again with power connected.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 86 m² (925 ft²).

AGENTS NOTES

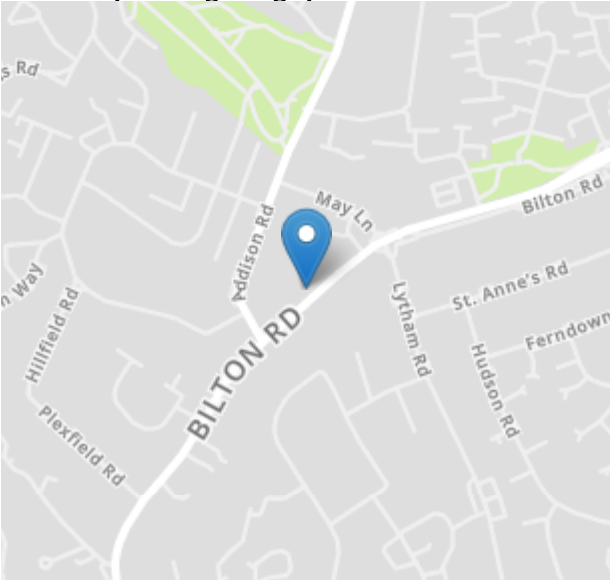
Council Tax Band 'B'.  
Estimated Rental Value: £1100 pcm approx.  
What3Words: ///view.novel.closed

MORTGAGE & LEGAL ADVICE

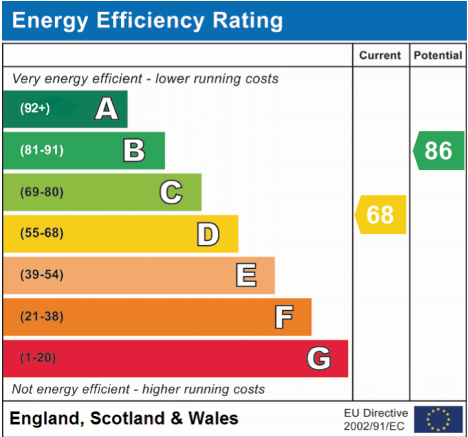
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Well Presented and Extended Three Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge with Open Fire and Dining Room with Multi Fuel Burner
- Extended and Modern Fitted Kitchen with Oven and Integrated Appliances
- Ground Floor Bathroom with Three Piece White Suite
- Period Features and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden with Workshop and Greenhouse
- Early Viewing is Highly Recommended



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

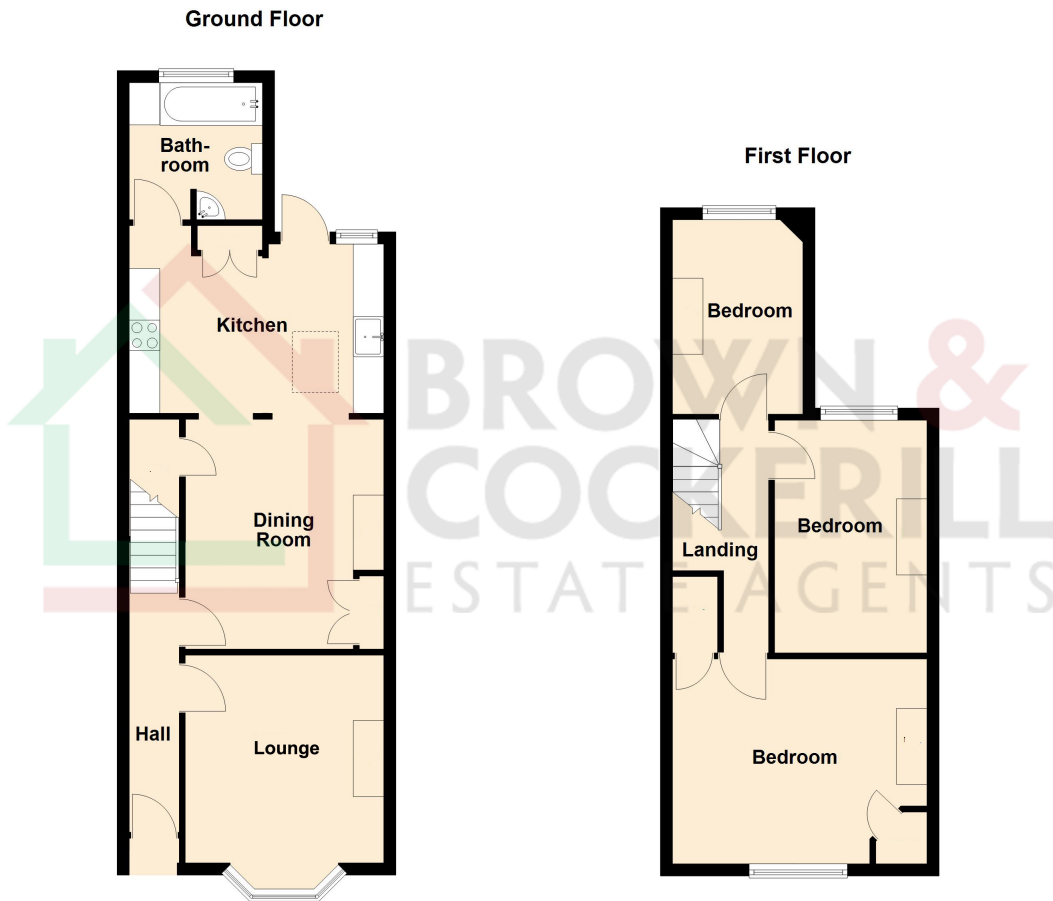
Ground Floor

**Entrance Hall**  
11' 8" x 2' 7" (3.56m x 0.79m)  
**Lounge**  
12' 8" into bay window x 10' 7" (3.86m into bay window x 3.23m)  
**Dining Room**  
12' 3" x 11' 0" (3.73m x 3.35m)  
**Extended Kitchen**  
13' 7" x 10' 5" (4.14m x 3.17m)  
**Family Bathroom**  
6' 7" x 6' 7" (2.01m x 2.01m)

First Floor

**Landing**  
12' 4" x 4' 9" (3.76m x 1.45m)  
**Bedroom One**  
13' 8" x 10' 8" (4.17m x 3.25m)  
**Bedroom Two**  
12' 4" x 8' 7" (3.76m x 2.62m)  
**Bedroom Three**  
10' 5" x 7' 0" (3.17m x 2.13m)  
**Externally**  
**Workshop**  
21' 5" x 8' 5" (6.53m x 2.57m)

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.