



26 BERRYBANKS

Offers Over £315,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7JJ



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this three bedroom semi detached townhouse which has accommodation set over three floors and is situated in the popular residential location of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and has all mains services connected.

There are a comprehensive range of amenities available within the immediate area to include a parade of shops and stores, excellent schooling for all ages and bus routes to Rugby town centre. Nearby Bilton village offers a further range of comprehensive facilities to include supermarkets, public houses, butchers, post office, doctors and veterinary surgeries.

Rugby railway station operates a mainline intercity service to Birmingham New Street and London Euston within the hour. Easy commuter access is available to the M1, M6, A5 and A14 road and motorway networks.

The versatile accommodation is set over three floors and in brief, comprises of an entrance hall with stairs rising to the first floor. The part tiled ground floor cloakroom/w.c. is fitted with a low level w.c. and wall mounted wash hand basin. There are French doors opening onto the rear garden off the lounge and a feature fireplace. The kitchen/dining room has a built in oven with hob and extractor over; space and plumbing for appliances, breakfast bar and pedestrian door to the outside.

To the first floor; the landing has stairs rising to the second floor and doors off to two well proportioned bedrooms. The modern family bathroom is fitted with a modern three piece white suite to include a panelled bath with shower over; low level w.c. and wash hand basin.

To the second floor; the landing has doors off to the master bedroom which benefits from a dressing room with fitted wardrobes and an en-suite shower room fitted with a three piece white suite to include a double shower cubicle, low level w.c. and wall mounted wash hand basin.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the side of the property is an off road parking space with further off road parking outside the garage which is en-bloc. The triangular enclosed rear garden has a paved patio area to the immediate rear with the remainder laid to lawn and an ornamental pond.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 107 m² (1151 ft²).

AGENTS NOTES

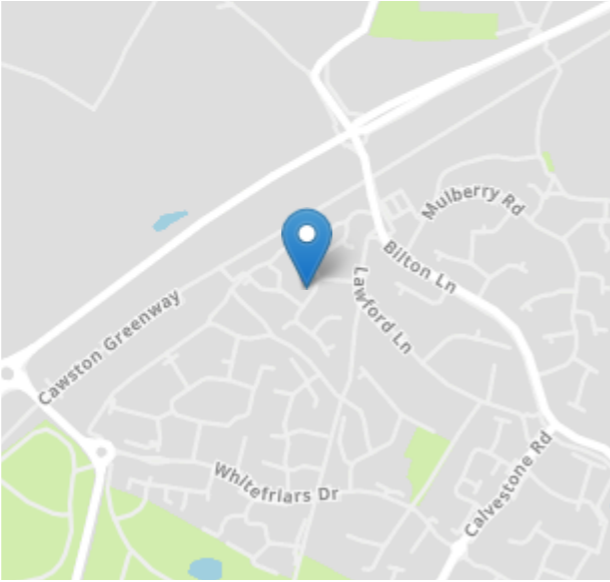
Council Tax Band 'D'.
Estimated Rental Value: £1300 pcm approx.
What3Words: ///village.recur.draining

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 Storey, Three Bedroom Semi Detached Townhouse**
- **Popular Residential Location**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom with Three Piece White Suite**
- **Lounge with French Doors to the Rear and Kitchen/Dining Room with Fitted Oven and Hob**
- **Master Bedroom with Dressing Room and En-Suite Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Enclosed Rear Garden, Off Road Parking and Garage En-Bloc**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	76	80
EU Directive 2002/91/EC		

ROOM DIMENSIONS

Ground Floor

Entrance Hall

11' 0" x 5' 9" (3.35m x 1.75m)

Ground Floor Cloakroom/W.C.

5' 8" x 2' 10" (1.73m x 0.86m)

Lounge

15' 7" x 9' 7" (4.75m x 2.92m)

Kitchen/Dining Room

8' 2" x 2' 2" (2.49m x 0.66m)

First Floor

Landing

5' 9" x 3' 7" (1.75m x 1.09m)

Bedroom Two

15' 6" x 9' 11" (4.72m x 3.02m)

Bedroom Three

15' 7" x 8' 3" (4.75m x 2.51m)

Family Bathroom

8' 1" x 6' 2" (2.46m x 1.88m)

Second Floor

Landing

3' 4" x 2' 11" (1.02m x 0.89m)

Bedroom One

17' 2" x 12' 5" (5.23m x 3.78m)

Dressing Room

8' 2" x 5' 3" (2.49m x 1.60m)

En-Suite Shower Room

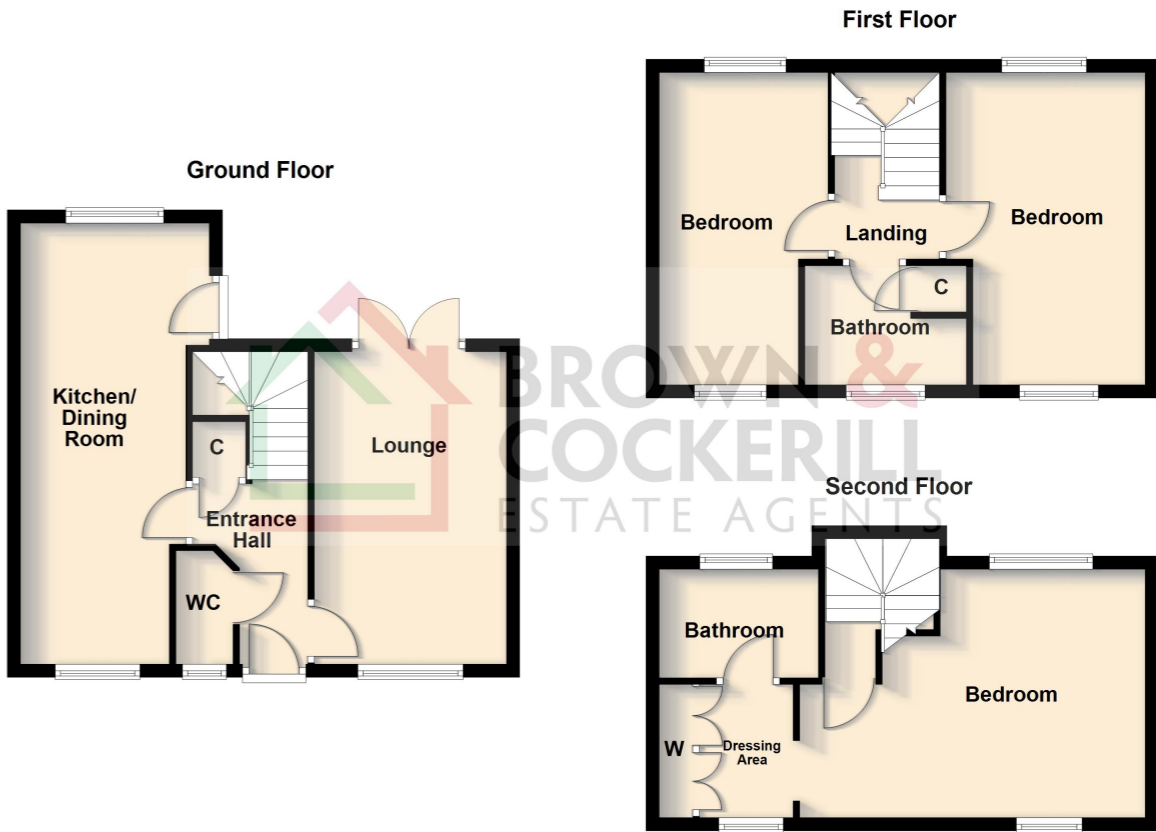
8' 4" x 5' 6" (2.54m x 1.68m)

Externally

Garage En-bloc

Middle garage of three

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.