



45 BILTON ROAD

Guide Price £449,950 Freehold

RUGBY
RUGBY
WARWICKSHIRE
CV22 7AN



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DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this spacious and immaculately presented four bedroom brick built semi detached family home situated within Rugby town centre with easy access to Rugby railway station.

There are a range of amenities within the immediate area to include a parade of shops and stores, supermarkets, hot food takeaway outlets and excellent schooling for all ages.

There are regular bus routes to Rugby town centre and nearby Bilton village and easy commuter access to the M1/M6/A45/A5 and A426 road and motorway networks.

The property is conveniently located for easy commuter access to Rugby railway station which operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour.

In brief, the accommodation comprises of a spacious entrance hall, generously sized lounge with feature bay window, well proportioned dining room with French doors opening onto the rear garden and a modern fitted kitchen with separate utility room with w.c.

To the first floor there is a good sized landing with airing cupboard housing the gas fired combination central heating boiler, four well proportioned bedrooms and a family shower room comprising of a shower cubicle and wash hand basin and a separate w.c.

The property benefits from Upvc double glazing, gas fired central heating to radiators and all mains services are connected.

Externally, to the front of the property is a reasonably sized fore garden accessed via gates and has scope to develop further off road parking. The rear garden is predominantly laid to lawn with a paved patio area ideal for al-fresco dining/entertaining, off road parking for two vehicles, single garage and workshop. The garden offers a good degree of privacy and has scope for development/extension.

Early viewing is considered essential to avoid disappointment.

Gross Internal Area: approx. 133 m² (1431 ft²).

AGENTS NOTES

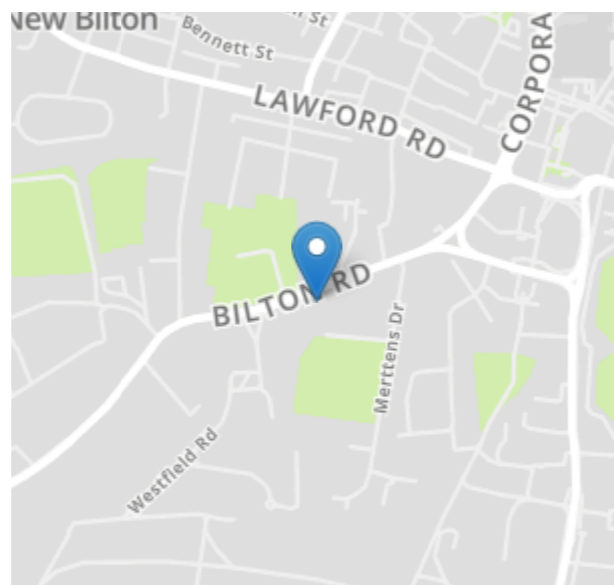
Council Tax Band 'E'.
Estimated Rental Value: £1400 pcm approx.
What3Words: ///bike.torn.shirt

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 Spacious Four Bedroom Semi Detached Family Home**
- **Lounge with Feature Bay Window**
- **Dining Room with French Doors Opening onto Rear Garden**
- **Modern Fitted Kitchen with Separate Utility Room with W.C.**
- **First Floor Family Shower Room**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Off Road Parking and Single Garage to the Rear**
- **Early Viewing Considered Essential**



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

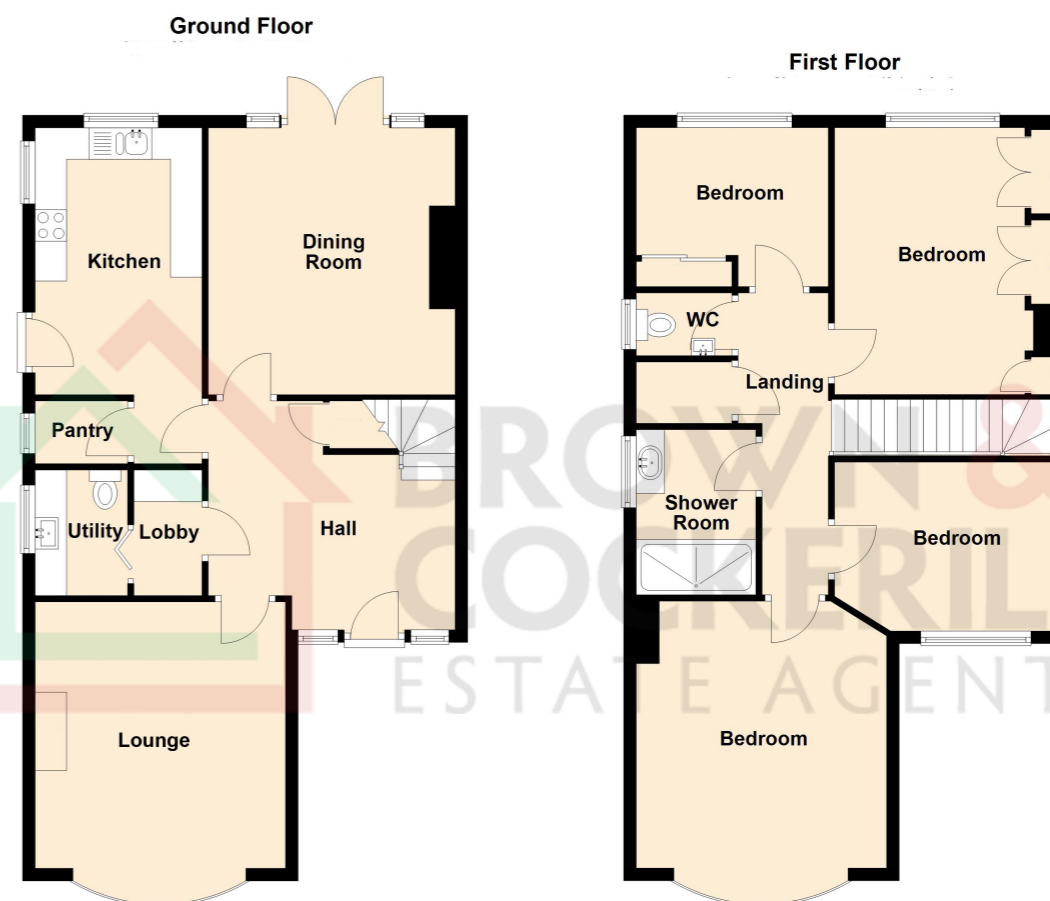
Ground Floor

Entrance Hall
12' 9" x 10' 9" (3.89m x 3.28m)
Inner Lobby
5' 9" x 2' 7" (1.75m x 0.79m)
Lounge
16' 9" x 12' 9" (5.11m x 3.89m)
Dining Room
14' " x 12' 9" (NaNm x 3.89m)
Kitchen
13' 8" x 8' 6" (4.17m x 2.59m)
Utility Room with W.C.
5' 9" x 5' 3" (1.75m x 1.60m)
First Floor
Landing
12' 8" x 4' 1" (3.86m x 1.24m)

Bedroom One

16' 9" x 13' 0" (5.11m x 3.96m)
Bedroom Two
13' 9" x 11' 4" (4.19m x 3.45m)
Bedroom Three
10' 6" x 9' 9" (3.20m x 2.97m)
Bedroom Four
11' 4" x 7' 4" (3.45m x 2.24m)
Family Shower Room
8' 5" x 6' 5" (2.57m x 1.96m)
Separate W.C.
5' 5" x 2' 9" (1.65m x 0.84m)
Externally
Single Garage
14' 1" x 7' 9" (4.29m x 2.36m)
Workshop
9' 4" x 7' 9" (2.84m x 2.36m)

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.