



7 MAIN STREET

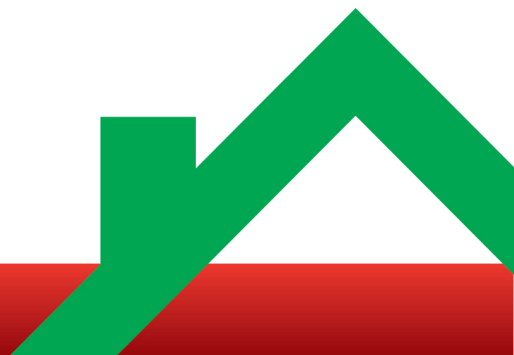
BILTON
RUGBY
WARWICKSHIRE
CV22 7NQ

£215,000 Freehold



12 Regent Street | Rugby | Warwickshire | CV21 2QF

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DESCRIPTION

Brown & Cockerill Estate Agents are delighted to offer for sale this charming two bedroom mid-terraced townhouse, ideally situated in the heart of the ever-popular Bilton village, on the western outskirts of Rugby town centre.

The village itself offers an excellent range of local amenities, including two supermarkets, a post office, traditional butchers, hair salon, pharmacy, two public houses, highly regarded schools for all ages and churches of several denominations, making it a convenient and desirable place to live.

The accommodation is arranged over two floors and briefly comprises of a lounge with a feature bay window, separate dining room, fitted kitchen and a convenient ground floor cloakroom/w.c.

To the first floor, there are two generously proportioned bedrooms and a family bathroom fitted with a modern three piece white suite.

The property is of traditional brick construction and benefits from uPVC double glazing throughout, together with gas fired central heating via a combination boiler.

Externally, the property enjoys a private and enclosed rear garden, along with off road parking for one vehicle.

Offered to the market with no onward chain, this delightful home is expected to appeal to a wide range of buyers, including first time purchasers, downsizers and investors.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

Gross internal area: 74m² (796ft²).

AGENTS NOTES

Council Tax Band 'B'.
Estimated Rental Value: £975 pcm approx.
What3Words: ///wharfs.storybook.gurgled

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 Mature Two Bedroom Mid Terrace Townhouse
- Lounge and Separate Dining Room
- Fitted Kitchen, Ground Floor Cloakroom/W.C.
- First Floor Family Bathroom
- Double Glazing & Gas Fired Central Heating to Radiators
- Enclosed Rear Garden, Off Road Parking
- No Onward Chain, Early Viewing is Advised



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		73
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ROOM DIMENSIONS

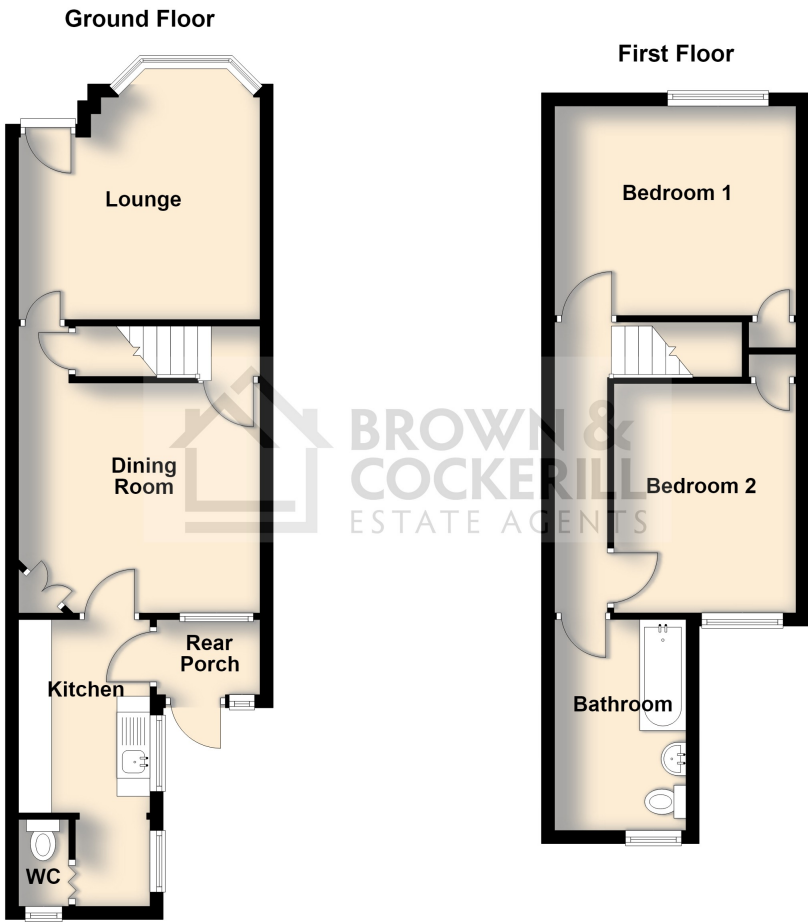
Ground Floor

Lounge
12' 5" into bay x 12' 0" (3.78m into bay x 3.66m)
Dining Room
12' 0" x 11' 5" (3.66m x 3.48m)
Kitchen
9' 7" x 6' 6" (2.92m x 1.98m)
Rear Porch
4' 10" x 3' 11" (1.47m x 1.19m)
Cloakroom/W.C.
4' 4" x 2' 7" (1.32m x 0.79m)

First Floor

Landing
14' 5" x 2' 7" (4.39m x 0.79m)
Bedroom One
11' 11" x 10' 5" (3.63m x 3.17m)
Bedroom Two
11' 5" x 8' 11" (3.48m x 2.72m)
Family Bathroom
9' 7" x 6' 6" (2.92m x 1.98m)

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.