

**6 Grace Close
Bilton
RUGBY
CV22 7YT
£250,000**



- **TWO DOUBLE BEDROOM**
- **LOUNGE/DINING ROOM**
- **FITTED BATHROOM**
- **OFF ROAD PARKING**

- **MODERN SEMI DETACHED**
- **FITTED KITCHEN**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING B**

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A modern semi detached house set in a popular part of Bilton, offering a well arranged layout and comfortable living throughout. The accommodation comprises an entrance hall, a lounge/dining room with French doors opening directly onto the garden, a fitted kitchen, two double bedrooms and a bathroom. The property benefits from upvc double glazing and gas radiator central heating. Outside, the rear garden is enclosed and features two patio areas, with off road parking for two cars to the front.

Conveniently situated close to Bilton village, the property enjoys easy access to a wide range of shops, everyday amenities and local facilities, together with well regarded schooling for all ages, including Rugby High School and Bilton School within comfortable walking distance. Rugby town centre is also within easy reach, and transport links are excellent, with regular bus routes and straightforward access to the M1, M6 and M45. Rugby Railway Station is just a short ten minute drive away and provides fast, mainline services to London Euston and Birmingham New Street, making this an appealing and well connected setting for commuters and families alike.

Accommodation Comprises

Entry via opaque part glazed front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Connecting doors through to:

Downstairs W.C.

Low level w.c. Pedestal wash hand basin. Heated towel rail. Ceramic tiled floor. Tiled walls. Recessed spotlights. Extractor fan. Opaque window to front elevation.

Kitchen

11'3" x 5'9" (3.44m x 1.77m)

Fitted with a range of base and eye level units. Roll top work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Built in electric oven and gas hob with extractor canopy over. Cupboard housing wall mounted gas central heating boiler. Integrated fridge and freezer. Integrated washing machine. Coordinating part tiled walls. Recessed spotlights.

Lounge

17'7" x 12'11" (5.36m x 3.96m)

Window to rear aspect. French doors opening to rear garden. Radiator. Understairs storage cupboard.

First Floor Landing

Access to loft with drop down ladder. Radiator. Connecting doors to:

Bedroom One

12'11" x 10'8" (3.96m x 3.27m)

Two windows to front aspect. Radiator. Built in storage cupboard.

Bedroom Two

12'11" x 12'3" (3.96m x 3.74m)

Window to rear aspect. Radiator. Built in triple wardrobe.

Bathroom

6'6" x 6'2" (2.00m x 1.88m)

With suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin, and low level w.c. Heated towel rail. Extractor. Shaving point. Tiled walls. Ceramic tiled floor. Opaque window to side elevation.

Front Garden

Pathway to entrance. Off road parking for two vehicles.

Rear Garden

Paved patio area adjacent to the property. Area laid to astro turf. Further large paved patio area. Enclosed by timber panel fencing. Gated side pedestrian access.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: B

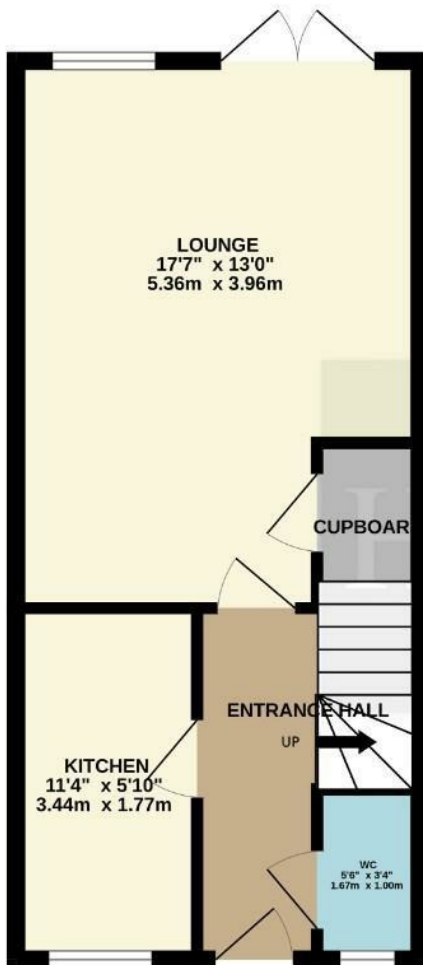
£100 per year service charge.

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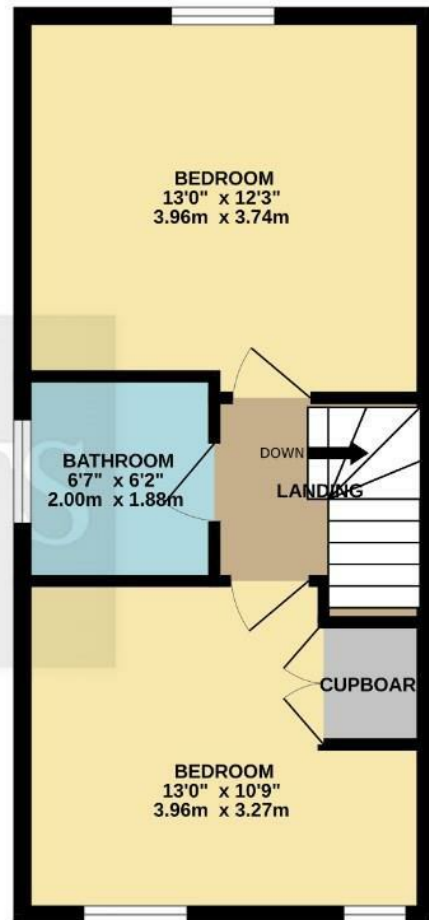




GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.

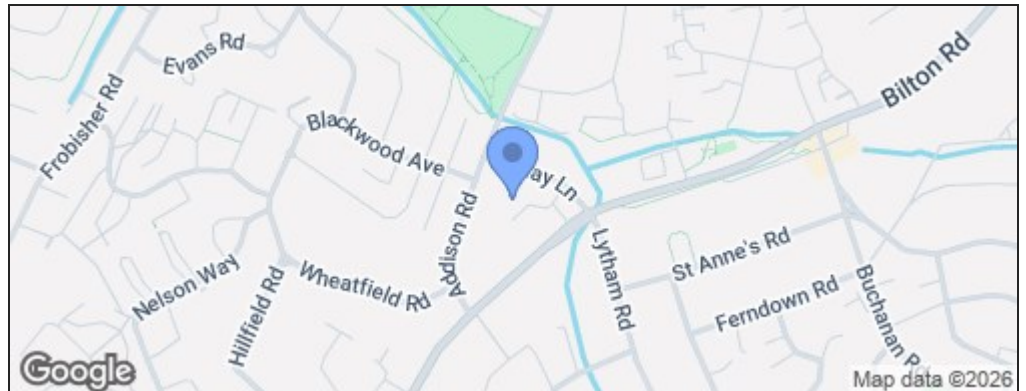


1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.