

**89 Frobisher Road
Bilton
RUGBY
CV22 7JE
£230,000**



- **TWO BEDROOM END OF TERRACED**
- **BREAKFAST KITCHEN**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING C**

- **SINGLE GARAGE & OFF ROAD PARKING**
- **FAMILY BATHROOM**
- **GAS CENTRAL HEATING**

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented end-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two generously sized bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures convenience for daily routines.

The heart of the home is the inviting breakfast kitchen, perfect for enjoying morning meals and casual dining. The layout is designed to maximise space and functionality, making it ideal for both cooking and entertaining. The property also features a welcoming reception room, offering a cosy area to unwind after a long day.

One of the standout features of this home is the off-road parking, accommodating up to four vehicles, along with a single garage for additional storage or secure parking. This is a rare find in the area, providing peace of mind for those with multiple vehicles.

The house is equipped with double glazing throughout, ensuring warmth and energy efficiency, while the gas central heating system guarantees comfort during the colder months.

With its convenient location and practical amenities, this property is a wonderful choice for anyone looking to settle in a friendly community. Don't miss the chance to make this charming house your new home.

Entrance Porch

Composite double glazed door, double glazed window to front, door to entrance hall, electricity consumer unit and smart meter.

Entrance Hall

Stairs rising to first floor, door to lounge.

Lounge

16'0" x 10'6" (4.9m x 3.21m)

Upvc double glazed window to front, radiator, under stairs storage cupboard, glazed door to breakfast kitchen.

Breakfast Kitchen

13'5" x 8'1" (4.10 x 2.48m)

Fitted with matching eye level and base units, stainless steel sink with mixer tap over, built in oven and hob, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor, radiator, double glazed window and door to rear.

Landing

Timber balustrade, doors of to bathroom and bedrooms.

Bedroom One

13'5" x 11'5" (4.1m x 3.48m)

Upvc double glazed window to front, radiator, storage cupboard.

Bedroom Two

12'7" x 7'5" (3.86m x 2.27m)

Upvc double glazed window to rear, radiator, loft access with loft ladder.

Bathroom

8'2" x 6'0" (2.5m x 1.83m)

Panelled bath with shower over, low flush w.c, wash hand basin, part tiling to walls, cupboard housing combination boiler.

Outside

The front of the property provides a driveway with off road parking for 4 cars, access to a single garage with power and lighting. Side gated access to rear garden.

The rear garden has a good sized patio and lawned area which is surrounded by timber fencing. There is also a pergola and storage shed to the side of the property.

Agents Notes

Council Tax Band: B

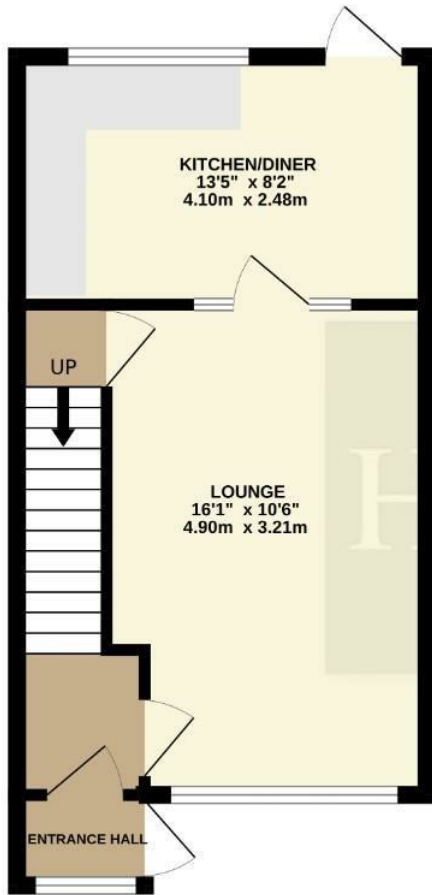
Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

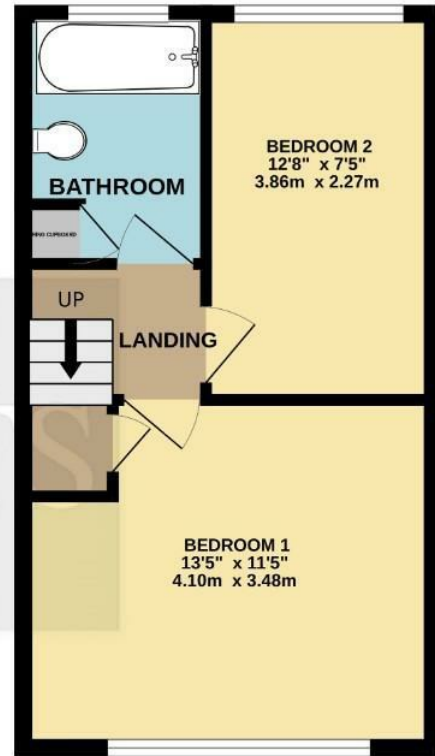




GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



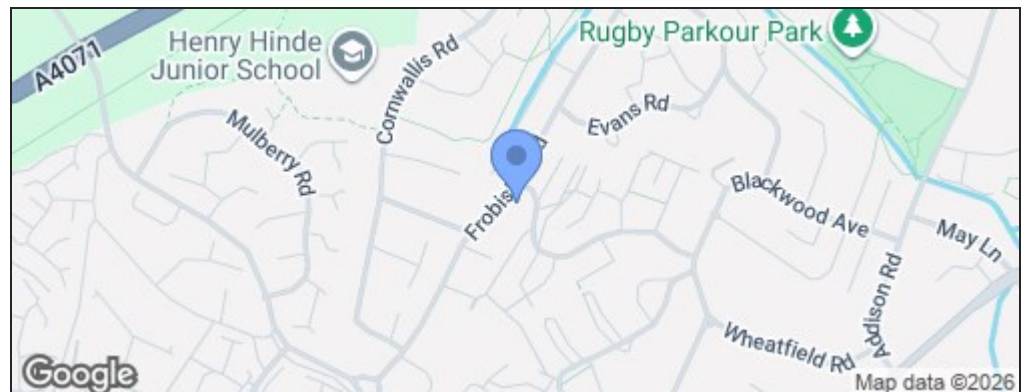
1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.
Whilst 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		
(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 & Wales	EU Directive 2002/91/EC	
	69	75



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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.