

**28 Westfield Road
Bilton
RUGBY
CV22 6AS
£290,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **DESIRABLE AREA**
- **READY TO MOVE INTO**
- **FINISHED TO A HIGH STANDARD**

- **SEMI DETACHED**
- **FULLY REFURBISHED**
- **DOWNSTAIRS W.C.**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A freshly refurbished three bedroom semi detached home, rewired and renewed throughout to create a clean, modern finish. The property has been thoughtfully updated with a newly fitted kitchen, replastered walls, new flooring, fresh décor, a new first floor bathroom and a refitted ground floor w.c. Offered with NO ONWARD CHAIN, it's ready for immediate occupation.

The accommodation includes an entrance hall, a bright lounge/dining room, a contemporary kitchen, ground floor w.c., three bedrooms and a stylish first floor bathroom. Outside, there are front and rear gardens along with a single garage.

Positioned between Rugby Town Centre and Bilton Village, the location places you within walking distance of excellent amenities and well regarded schooling for all ages. Commuting is effortless, with easy access to the M1, M6 and M45, and Rugby train station just a five minute drive away, offering main line services to London Euston and Birmingham New Street.

Accommodation Comprises

Entry via composite door into:

Entrance Hallway

Window to side. Stairs rising to first floor landing. Radiator. Understairs storage cupboard. Doors off to:

Lounge / Dining Room

26'2" x 11'3" (8.00m x 3.44m)

Bay window to front aspect. Patio doors opening to rear garden. Two radiators. Feature fireplace with hearth.

Kitchen

17'4" x 7'5" (5.30m x 2.28m)

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink and drainer unit. Electric hob. Double oven. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Windows to both sides. Louvre door to pantry/cupboard with window to side. Glazed door to:

Inner Lobby

Window to rear. Upvc door leading to garden. Upvc door to:

Downstairs W.C.

With low level w.c. Wash hand basin. Window to rear.

First Floor Landing

Window to side. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

13'1" x 8'7" (3.99m x 2.62m)

Bay window to front aspect. Radiator.

Bedroom Two

10'3" x 10'0" (3.14m x 3.05m)

Window to rear aspect. Airing cupboard housing boiler. Radiator.

Bedroom Three

7'3" x 6'3" (2.21m x 1.91m)

Window to front aspect. Built in storage cupboard. Radiator.

Bathroom

With suite to comprise: corner bath with shower and shower screen over, wash hand basin with vanity unit, and low level w.c. Chrome heated towel rail. Window to rear elevation.

Front Garden

Block paved shared driveway leading to garage. Pathway to entrance. Shrub and plant borders to sides. Timber fencing to boundaries. Wrought iron gates.

Garage

Electric door. Power and lighting connected. Personal door to side.

Rear Garden

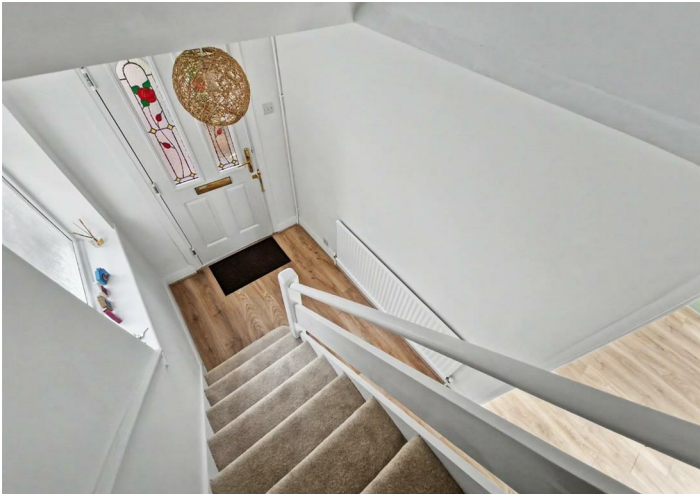
Mainly laid to paving with planted borders to sides. Enclosed by timber panel fencing with gated side pedestrian access.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D

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
497 sq.ft. (46.2 sq.m.) approx.

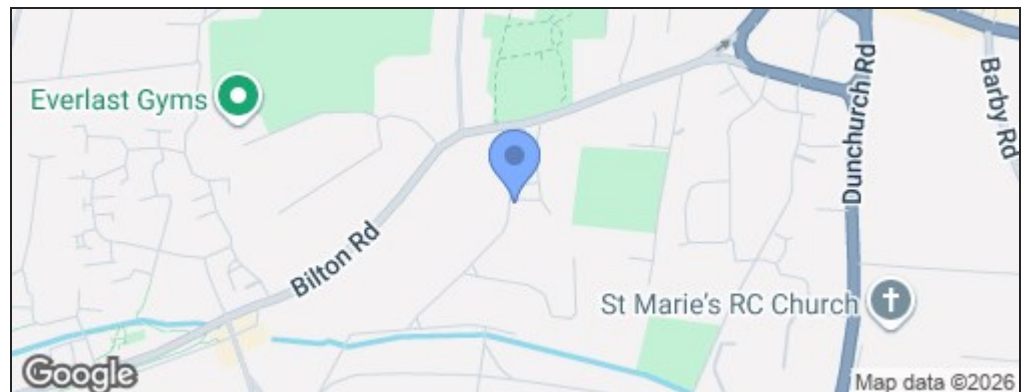
1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 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	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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.