

**17 Sissinghurst Close
Bilton
RUGBY
CV22 7ED
£237,000**



- **THREE BEDROOM**
- **PARKING AND GARAGE**
- **CLOSE TO LOCAL AMENITIES**
- **LOUNGE**

- **MID TERRACE**
- **LOW MAINTENANCE GARDEN**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Set within the popular Pavilions estate just off Bilton Road, this three-bedroom mid-terrace home offers a welcoming blend of comfort, practicality and modern convenience. The accommodation opens with an entrance hall leading into a bright lounge/diner, a sociable space that naturally suits both everyday living and relaxed entertaining. The kitchen sits to the rear, complemented by a useful cloakroom/W.C., while upstairs three bedrooms and a bathroom provide well-arranged space for family life or visiting guests.

The property benefits from gas radiator central heating and UPVC double glazing, ensuring warmth and efficiency throughout the seasons. Outside, the landscaped rear garden has been designed for low-maintenance enjoyment, creating a private spot to unwind. A garage and off-road parking for one vehicle add welcome convenience.

The location places you close to an excellent range of local amenities, with Rugby town centre, Rugby Railway Station and the M6/M1 motorway networks all within easy reach. Whether commuting, shopping or enjoying the surrounding area, everything sits comfortably within a short drive.

Accommodation Comprises

Entry via part glazed front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Understairs storage cupboard. Access to kitchen, lounge, and cloakroom.

Kitchen

11'5" x 6'3" (3.48m x 1.93m)

Fitted with a range of base and eye level units. Roll top work surface space with stainless steel sink and drainer unit with mixer tap over. Built in electric oven. Four ring gas hob with extractor canopy over. Space for an upright fridge/freezer. Space and plumbing for a slimline dishwasher. Space and plumbing for washing machine. Radiator. Built in storage cupboard. Tiled splash backs. Ceramic tile flooring. Window to front aspect.

Cloakroom/ W.C.

Low level w.c. Corner wash hand basin set in vanity unit. Ceramic tile flooring. Radiator. Extractor fan.

Lounge/Diner

12'7" x 12'2" (3.84m x 3.71m)

An 'L' shaped lounge with window to rear aspect. French doors opening to rear garden. Television point. Telephone point. Radiator.

First Floor Landing

Access to loft storage space. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

12'7" x 12'7" (3.84m x 3.84m)

Window to front aspect. Radiator.

Bedroom Two

11'3" x 6'5" (3.45m x 1.96m)

Window to front aspect. Radiator.

Bedroom Three

8'7" x 6'7" (2.64m x 2.01m)

Window to rear aspect. Radiator.

Bathroom

With suite to comprise; panel bath with electric shower over, pedestal wash hand basin, and low level w.c. Tiling to splash areas. Radiator. Storage cupboard housing central heating boiler. Opaque window to rear elevation.

Front Garden

Low maintenance gravelled foregarden with pathway to entrance and driveway providing off road parking for one vehicle, and leading to garage.

Detached Garage

With metal up and over door. Power and lighting.

Rear Garden

A low maintenance landscaped garden with two paved patio areas, slate borders. Enclosed by timber panel fencing. Door to the garage.

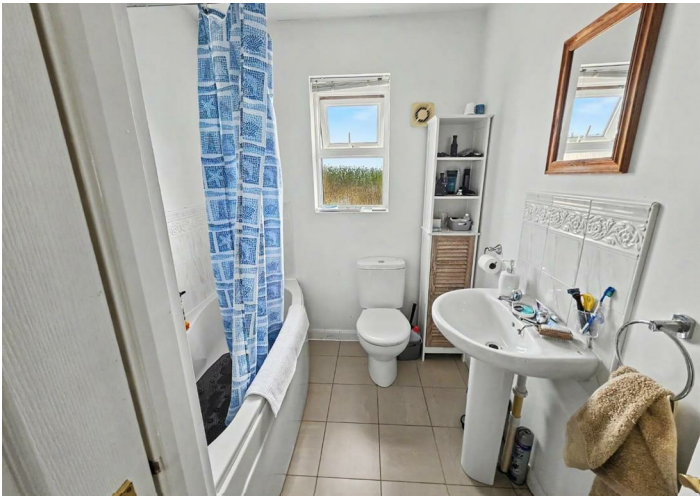
Agents Note

Council Tax Band: C

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.





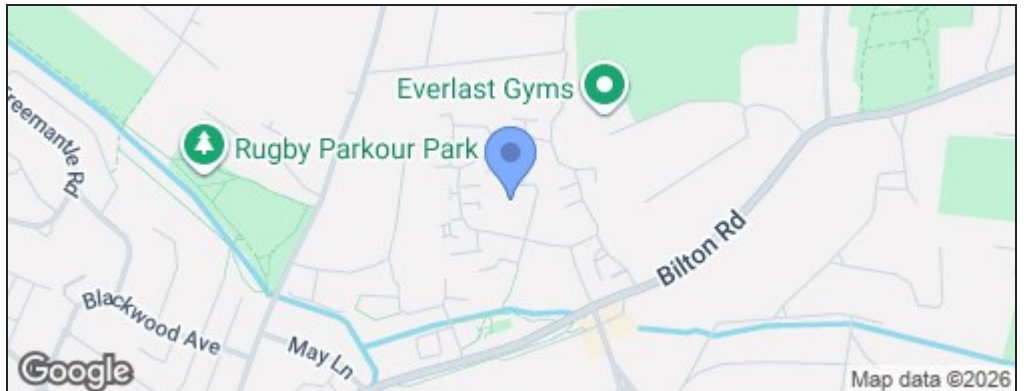
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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	75	80
(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.