



169 ADDISON ROAD

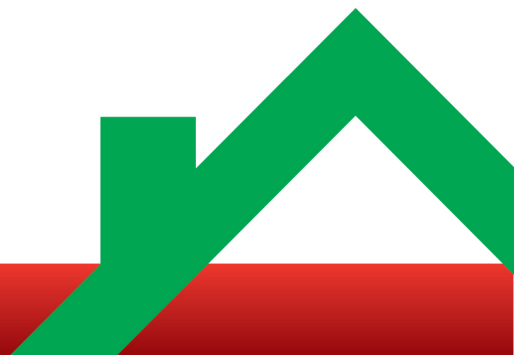
Offers Over £260,000 Freehold

BILTON
RUGBY
WARWICKSHIRE
CV22 7HB



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this well presented and extended two bedroom semi detached property situated in the popular residential area of Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

The accommodation is set over two floors and in brief, comprises of an entrance hall and open plan lounge/dining room/kitchen/breakfast room and a ground floor family shower room. The lounge/dining area boasts a medial wall, feature log burning stove, ceiling spotlights and has stairs rising to the first floor landing with useful under stairs storage cupboards. The extended modern kitchen/breakfast room has a range of built in appliances to include a microwave and oven and has a central island, providing a breakfast bar seating area with storage below and has a fitted four ring induction hob. There are two window pods over the central island and French doors give direct access to the rear garden. The part tiled family shower room is fitted with a three piece white suite to include a double shower enclosure, vanity unit with inset wash hand basin, low level w.c., heated towel rail, ceiling spotlights and has a sky pod window.

To the first floor, the landing has doors off to two well-proportioned bedrooms with the master bedroom having built in wardrobe space. Bedroom two has access to loft space and a storage cupboard housing the gas fired combination central heating boiler.

The property benefits from gas fired central heating to radiators and has Upvc double glazing.

Externally, to the front is a feature stoned driveway providing off road parking for two vehicles with pedestrian access down the side of the property. The rear garden has gated access to the frontage and is enclosed by timber fencing to the boundaries. There is a patio area to the immediate rear; an Astro turfed lawn area leading to a further patio and there are external water and power connections. The large garden room has power and lighting connected via an independent fuse box with French doors and there is a further wooden shed and log store.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

Gross Internal Area: approx. 74 m² (796 ft²).

AGENTS NOTES

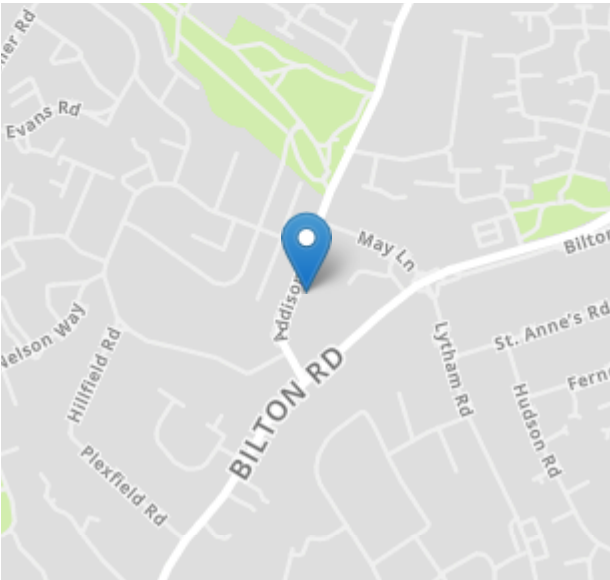
Council Tax Band 'B'.
Estimated Rental Value: £1100 pcm approx.
What3Words: ///buzz.quench.bits

MORTGAGE & LEGAL ADVICE

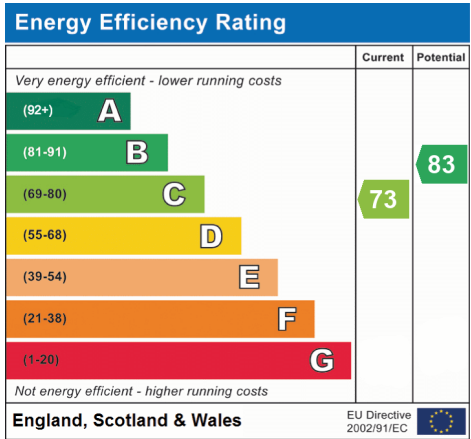
As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Well Presented and Extended Two Bedroom Semi Detached Property
- Popular Residential Location
- Lounge/Dining Room with Meadia Wall and Feature Log Burning Stove
- Modern Kitchen/Breakfast Room with Oven, Hob, Integrated Appliances and French Doors to Rear Garden
- Ground Floor Family Shower Room with Three Piece White Suite
- Gas Fired Central Heating to Radiators and Upvc Double Glazing
- Enclosed Rear Garden with Garden Room, Off Road Parking
- Early Viewing is Highly Recommended to Avoid Disappointment, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

Ground Floor

Entrance Hall

4' 1" x 3' 11" (1.24m x 1.19m)

Open Plan Lounge/Dining Room with Extended Kitchen/Breakfast Room

Lounge/Dining Room: 24' 6" x 12' 4" (7.47m x 3.76m)

Kitchen/Breakfast Room: 15' 0" x 12' 3" (4.57m x 3.73m)

Ground Floor Family Shower Room

7' 11" x 4' 9" (2.41m x 1.45m)

First Floor

Landing

2' 10" x 2' 7" (0.86m x 0.79m)

Bedroom One

10' 10" to built in wardrobes x 9' 10" (3.30m to built in wardrobes x 3.00m)

Bedroom Two

13' 11" x 9' 3" (4.24m x 2.82m)

Externally

Garden Room

13' 10" x 12' 2" (4.22m x 3.71m)

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.