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Addison Road, Bilton, CV22 7HB

£349,000 Detached

4 1 2



Department: Sales

Tenure: Freehold



Jackson Grundy Estate Agents - Daventry
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Property Summary

The neighbouring village of Bilton further enhances the location, offering a comprehensive selection of facilities including independent shops, veterinary surgeries, doctors' practices, two supermarkets, public houses and a variety of hot food takeaway outlets. For commuters, the property benefits from excellent transport links, with convenient access to the A45, M45 and M1 road and motorway networks. Rugby railway station provides a mainline intercity service to both Birmingham New Street and London Euston, with journey times of under an hour.

The accommodation is arranged over two floors and comprises welcoming entrance hall with stairs rising to the first floor landing and doors leading to the principal ground floor rooms. The lounge is a generous and inviting space, featuring an attractive bay window that allows plenty of natural light to flood in. A separate dining room provides an ideal setting for family meals and entertaining, with access through to the fitted kitchen.

The kitchen is equipped with an instant boiling water tap and a range of units, including a hob with oven beneath and extractor hood over. From the kitchen, there is access to a ground floor cloakroom/utility room, fitted with a pedestal wash hand basin and low level WC, as well as a further door leading out to the rear garden.

To the first floor, the landing provides access to three double bedrooms and one single, offering flexible accommodation suitable for families, home working or guest use. The family bathroom is fitted with a three piece white suite, bath, pedestal wash hand basin and low level WC.

The property further benefits from uPVC double glazing throughout and gas fired central heating via radiators.

Externally, the front of the property features a driveway offering off road parking for several vehicles and access to the single garage

A paved patio area sits immediately to the rear of the property, ideal for outdoor seating and dining.

Early viewing is highly recommended to fully appreciate the character, space and location on offer.

EPC Rating: TBC. Council Tax Band: D





Floorplan



Agents Notes

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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