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Addison Road, Bilton, CV22 7HB

£375,000 Detached

4 1 2



**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold



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Property Summary

Introducing this one off, bespoke built four bedroom character property, offering well balanced accommodation and an enviable level of convenience for modern family living.

Features & Utilities

- ✓ Four Bedrooms
- ✓ Detached
- ✓ Garage
- ✓ Front & Rear Gardens
- ✓ Downstairs WC
- ✓ Utility Room
- ✓ Close to Local Amenities
- ✓ Sought After Location
- ✓ Driveway Parking for Multiple Vehicles
- ✓ uPVC Double Glazing & Gas Radiator Heating

Property Overview

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 which boasts eclectic, lighting and heating. To the rear is a private and enclosed garden, bounded by timber fencing and brick walling. 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

GROUND FLOOR

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

UTILITY/WC

FIRST FLOOR

LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

MATERIAL INFORMATION

Type – Detached

Age/Era – Ask Agent
Tenure – Freehold
Ground Rent – Ask Agent
Service Charge – Ask Agent
Council Tax – Band D
EPC Rating – Ask Agent
Electricity Supply – Mains
Gas Supply – Mains
Water Supply – Mains
Sewerage Supply – Mains
Broadband Supply – Ask Agent
Mobile Coverage – Depends on provider
Heating – Gas Central Heating
Parking – Off-street
EV Charging – Ask Agent
Accessibility – Ask Agent
Coastal Erosion Risk – Ask Agent
Flood Risks – Has not flooded in the last 5 years, No flood defences
Mining Risks – Ask Agent
Restrictions – Ask Agent
Obligations – No restrictions, No private right of way, No Public right of way
Rights and Easements – Ask Agent

AGENTS NOTES

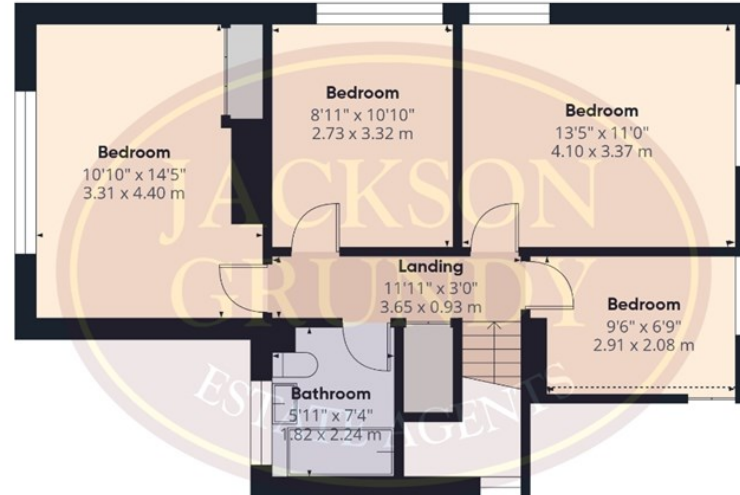
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performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry 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.

Floorplan



Floor 0



Floor 1



Approximate total area^m

1203 ft²
111.7 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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