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Rugby Road, Kilsby, Rugby, CV23 8XX

£315,000 Bungalow

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**Platinum Trusted
Service Award**

Based on service ratings
over the past year

feefo

Department: Sales

Tenure: Freehold





Property Summary

Introducing this two bedroom detached bungalow situated in the highly desirable village of Kilsby.

Features & Utilities

- ✓ Detached
- ✓ Bungalow
- ✓ Two Double Bedrooms
- ✓ Off Street Parking
- ✓ Desirable Village Location
- ✓ Garage
- ✓ uPVC Double Glazing
- ✓ Private Rear Garden



Property Overview

Introducing this two bedroom detached bungalow situated in the highly desirable village of Kilsby. It occupies a plot with a private rear garden, driveway, garage and excellent transport links. Full accommodation comprises; hallway, lounge, kitchen, bathroom and two double bedrooms. EPC rating: F. Council Tax Band: D.

ENTRANCE

Composite door with obscure double glazed panel window. Electric radiator. Two uPVC double glazed windows to front elevation. Access to adjoining doors.

LOUNGE 4.66m x 3.82m (15'3 x 12'6)

uPVC double glazed box window to front elevation. uPVC double glazed sliding doors to rear elevation. Electric fireplace.

KITCHEN 3.23m x 2.67m (10'7 x 8'9)

uPVC double glazed door to rear elevation. uPVC double glazed window to rear elevation. Range of base and wall mounted units. Electric oven and hob. Space for white goods. Wood effect vinyl flooring. Tiled splash backs. Stainless steel sink and drainer with mixer tap.

BEDROOM ONE 4.50 x 3.74 max (14'9 x 12'3)

uPVC double glazed box window to front elevation. Electric radiator.

BEDROOM TWO 3.21m x 2.74m (10'6 x 9)

uPVC double glazed window to rear elevation. Electric radiator.

BATHROOM 2.03m x 1.73m (6'8 x 5'8)

uPVC obscure glazed window to rear elevation. Pedestal sink. Low level WC. Tiled to full height.

OUTSIDE

FRONT

Off road parking. Direct access to to garage. Pathway to front door. Small frontage with a range of shrubbery and bushes.

REAR

Generous patio entertainment area. Laid to lawn. Mature shrubs to perimeter. Enclosed by fence panelling.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Brick

Outstanding Building Work/Approvals – No

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

AGENTS NOTES

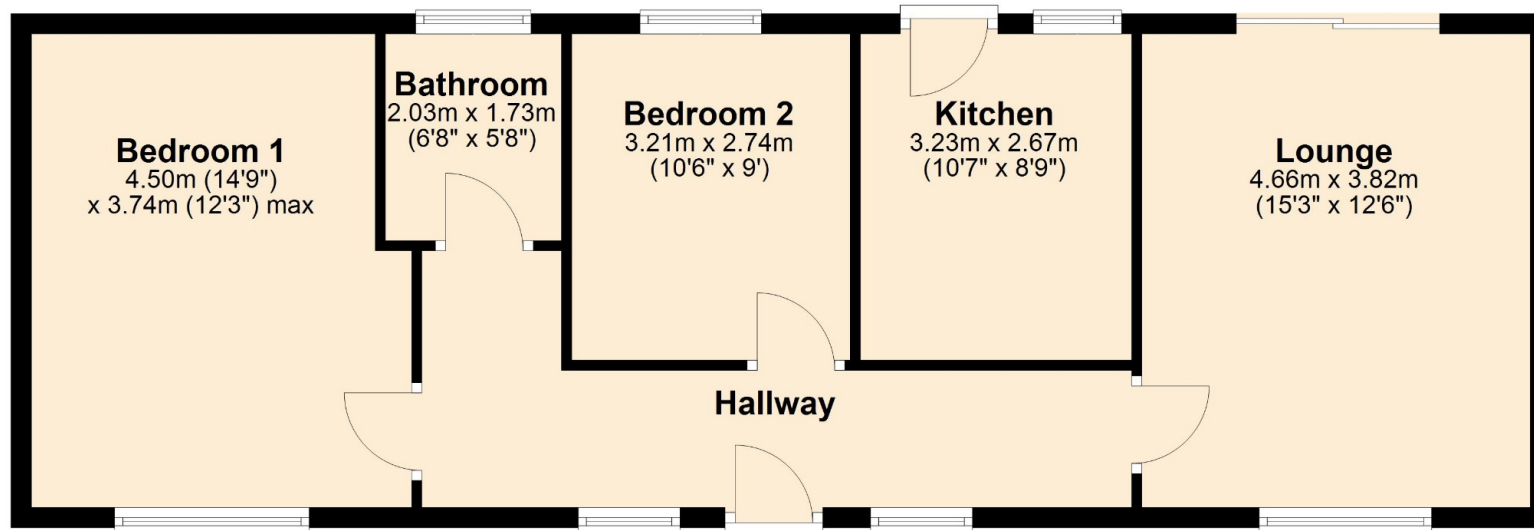
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as

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Floorplan

Ground Floor

Approx. 74.6 sq. metres (802.5 sq. feet)



Total area: approx. 74.6 sq. metres (802.5 sq. feet)



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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