



Gardeners End, , Rugby CV22 7RQ  
Offers In The Region Of £275,000

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LETTINGS AND SALES

A very well presented three bedroom mid terraced family home situated on a quiet and popular cul-de-sac in Bilton, Rugby. This home has gas central heating and is double glazed throughout, and in brief consists of an entrance hall with cloakroom/WC, a modern fitted kitchen/diner to include an electric oven, gas hob and extractor fan with patio doors leading to a low maintenance garden to the rear, a good sized reception room with an electric fire and stairs leading to the first floor which consists of two double bedrooms and a third single bedroom with the main bedroom benefiting from an en suite shower room and a separate family bathroom is also located on the first floor. Allocated parking for one vehicle is also a benefit to this home.

### Entrance Hall

**3'3" x 5'4" (1.007 x 1.631)**

Entrance hall with laminate flooring, radiator with entrance to cloakroom/WC.

### Cloakroom

**2'9" x 5'9" (0.845 x 1.753)**

W/C, pedestal wash hand basin tiled to splashback, radiator and UPVC double glazed window to front aspect.

### Kitchen/Diner

**8'11" x 14'11" (2.73 x 4.57)**

Fitted kitchen with laminate flooring, electric cooker, gas hob, extractor fan and gas boiler. Space for plumbing for a washing machine and fridge/freezer. Under stairs pantry and UPVC double glazed patio doors leading to the rear garden.

### Reception

**18'9" x 14'11" (5.74 x 4.57)**

Laminated flooring, UPVC double glazed window to front aspect, feature fireplace and two radiators with carpeted stairs leading to the first floor.

### Bedroom One

**14'5" x 8'3" (4.40 x 2.52)**

Spacious double room which is carpeted, radiator, UPVC

double glazed window to the front aspect with an en-suite shower room.

### En Suite

Shower cubicle which is fully tiled, w/c, vanity unit with inset sink which is tiled to splashback, vinyl flooring, radiator and extractor fan.

### Bedroom Two

**10'3" x 8'3" (3.13 x 2.52)**

Spacious double room which is carpeted, radiator, UPVC double glazed window to the rear aspect and fitted wardrobe.

### Bedroom Three

**8'8" x 6'3" (2.65 x 1.91)**

Single room with radiator, UPVC double glazed window to the front aspect.

### Bathroom

**5'6" x 6'4" (1.69 x 1.95)**

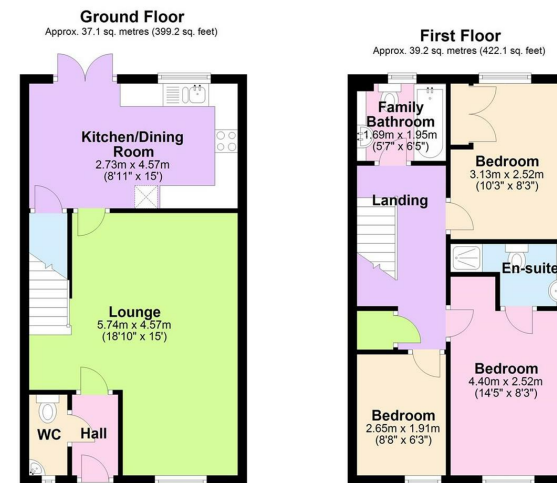
Family bathroom to include bath with side panel, w/c, vanity unit with inset sink which is tiled to splashback. Radiator, vinyl flooring and UPVC double glazed obscure glass window to the rear aspect.

### Tenure - Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

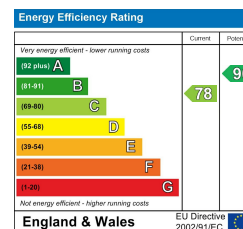


Total area: approx. 76.3 sq. metres (821.4 sq. feet)



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67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk