



Carew Walk, , Rugby CV22 7JH
Offers Over £145,000

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LETTINGS AND SALES

**** INVESTMENT/FIRST TIME BUYER OPPORTUNITY **** This two bedroom home is situated in the heart of Bilton ideally located for infant, junior and high schools. The accommodation comprises of porch, entrance hall, lounge with electric fire set in feature surround and good sized kitchen. The first floor has two bedrooms the main being a double and both have built-in wardrobes. The family bathroom has a white suite with electric shower over the bath. There is a tiered rear garden which is paved and lawned with a detached garage benefiting from vehicle access to the rear. This home has UPVC double glazing throughout and gas central heating. The property requires some cosmetic work, however would make for an ideal first time home or investment having the potential of achieving an annual rental income of £8,400.

Porch

UPVC double glazed entrance porch with cupboard housing gas and electric meters and electric consumer unit. Hardwood framed internal door leads to hallway.

Hall

5'9" max x 3'10" max (1.77m max x 1.18m max)
Stairs rising to first floor and internal door leading to lounge.

Lounge

16'0" max x 10'4" max (4.89m max x 3.17m max)
UPVC double glazed window, radiator, electric fire in feature surround, under stairs storage cupboard and laminate flooring.

Kitchen

13'4" max x 8'1" max (4.08m max x 2.48m max)
UPVC double glazed window and door leading to the rear garden, range of fitted wall and base mounted units including one-and-half bowl single drainer sink unit, Worcester Greenstar Si combination boiler and vinyl flooring.

Landing

Built-in storage cupboard and access to loft space.

Bedroom One

13'4" max x 11'8" max (4.07m max x 3.57m max)
UPVC double glazed window, radiator, built in wardrobe and built-in storage cupboard and carpeted.

Bedroom Two

10'6" max x 7'5" max (3.22m max x 2.27m max)
UPVC double glazed window, radiator, built-in wardrobe and carpeted.

Bathroom

6'2" max x 5'8" max (1.89m max x 1.75m max)
UPVC double glazed window, radiator, white suite comprising of low flush w.c., pedestal wash hand basin, panelled bath with Triton Jade 3 electric shower, partially tiled and panelled and vinyl flooring.

Rear Garden

The rear garden is raised and tiered with lawn and paved area and steps leading to garage.

Garage

Good sized garage with up-and-over door and side entrance door.

Front Garden

Laid mainly to lawn with steps leading to the entrance porch.

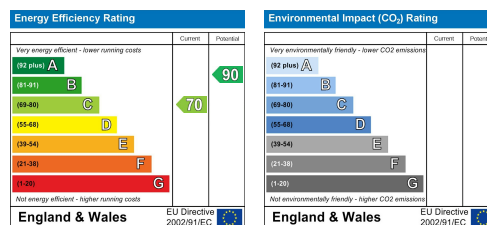
Tenure

We are informed that the property is Freehold.



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