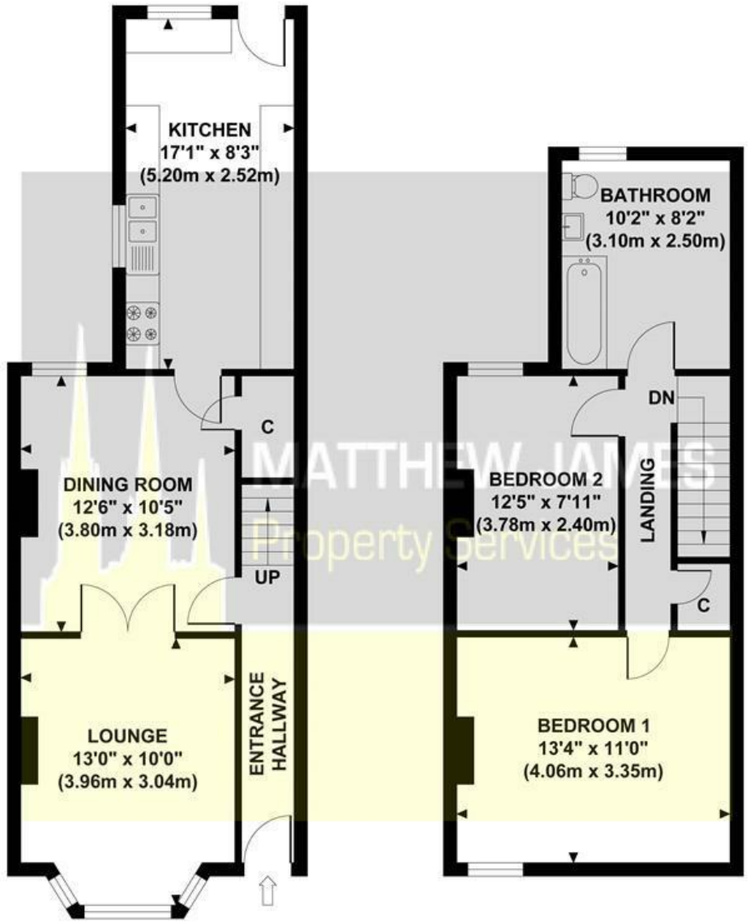
Floor Plan

# ADDISON ROAD

Approximate Gross Internal Area 874 sq ft / 81.19 sq m

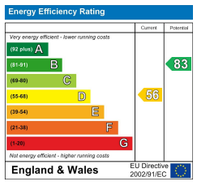


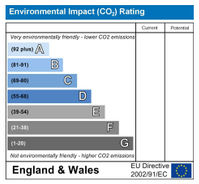

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 471 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 403 SQ FT

Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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# 173 Addison Road

## Bilton, Rugby CV22 7HB

***FIRST TIME BUYERS PERFECT HOME***TWO DOUBLE BEDROOMS***LOUNGE/ SEPERATE DINING ROOM***GOOD SIZE FITTED KITCHEN***LARGE FAMILY BATHROOM***CLOSE TO RUGBY TOWN CENTRE***

New to the market this delightful End-terrace property ideally located for access to local shops, amenities and schools. Within walking distance to the local park and Rugby town centre. The property is spacious throughout and ready to move into making this an ideal home for first time buyers or alternatively a great investment property.
In brief the property offers: Entrance hallway with door into spacious dining room, double doors into lounge with feature fireplace, good size fitted kitchen with built in electric double oven and gas hob. Space for all appliances. The first floor two bedrooms with traditional feature fireplaces, one being an excellent size double room and a larger than average family bathroom.
Externally to the front there is a low maintenance front garden, with decorative slate. Gated access leading to the rear garden with paved patio area, laid lawn and further paved area at the rear where there is space for a shed.. Also benefiting from PVCu double glazing and gas central heating throughout. This property has to be seen. and wont be on the market for long. DONT MISS OUT CALL TO VIEW

## Offers Over £190,000

# 173 Addison Road

Bilton, Rugby CV22 7HB

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- **TWO DOUBLE BEDROOMS**
- **FEATURE FIREPLACE**
- **CLOSE TO SHOP/ AMENITIES**
- **END TERRACE**
- **DINING ROOM**
- **IDEAL FOR FIRST TIME BUYERS****
- *LOUNGE**
- **LARGE FAMILY BATHROOM**
- **MUST BE SEEN**

**Entrance Hallway**

**Lounge**
13'0 x 10.0' (3.96m x 3.05m.0.00m)

**Dining Room**
12.06' x 105' (3.66m.1.83m x 32.00m)

**Kitchen**
17.01' x 8'3 (5.18m.0.30m x 2.51m)

**Bathroom**
10.2' x 8.2' (3.05m.0.61m x 2.44m.0.61m )

**Bedroom One**
13.4' x 11.0' (3.96m.1.22m x 3.35m.0.00m )

**Bedroom Two**
12.5' x 7.11' (3.66m.1.52m x 2.13m.3.35m )

**Rear Garden**

**Directions**