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Montague Road, Bilton,

Asking Price £300,000

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Montague Road, Bilton, , Rugby

Complete Estate Agents are proud to present this charming two/three-bedroom detached family home. Offers a perfect blend of comfort and convenience. The property boasts a modern new kitchen, ideal for those who enjoy cooking and entertaining.

As you enter, you will find a welcoming atmosphere that is enhanced by the thoughtful layout. The ground floor features a cloakroom/W.C., providing added practicality for family living. The spacious living areas are perfect for relaxation and family gatherings, while the bedrooms offer a peaceful retreat at the end of the day.

One of the standout features of this home is the off-road parking and carport, ensuring that you have ample space for your vehicles. The outdoor space is also a great asset, providing opportunities for gardening or simply enjoying the fresh air.

Situated in a sought-after area, this property is close to local amenities, schools, and parks, making it an ideal choice for families. With its attractive features and prime location, this detached home is a wonderful opportunity for those looking to settle in Rugby. Don’t miss the chance to make this delightful property your new home.

Lounge/Dining Room 22'10" x 11'3" (6.96m x 3.43m)

Open-plan living/dining room with modern fittings and natural light.

Kitchen 11'10" x 9'8" (3.63m x 2.95m)

Modern kitchen with double glazed windows and contemporary fitted units.

Dining Room/Bedroom Three 9'4" x 8'11" (2.87m x 2.72m)

Versatile room ideal for use as a study or single bedroom.

Cloakroom/W.C. 5'10" x 2'11" (1.78m x 0.89m)

Downstairs WC with double glazed window, comprising toilet and wash hand basin.





Bedroom One 15'8" x 11'3" (4.80m x 3.43m)

Master bedroom with eaves storage and double glazed windows.

Bedroom Two 9'6" x 8'11" (2.90m x 2.74m)

Well-proportioned room, ideal as a spare room or home office.

Shower Room 6'3" x 5'10" (1.93m x 1.78m)

W/C, wash hand basin, and enclosed single shower cubicle.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR













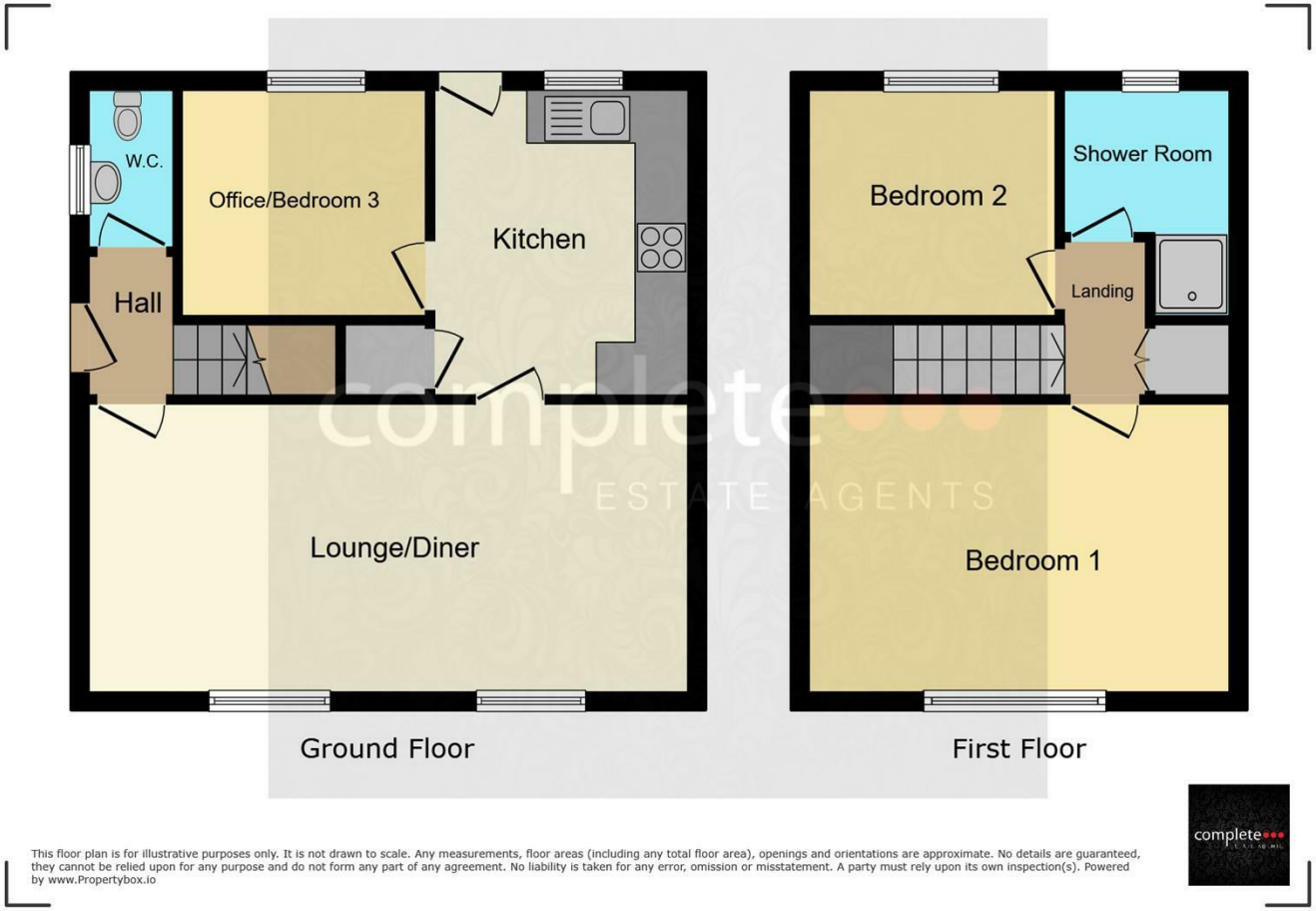



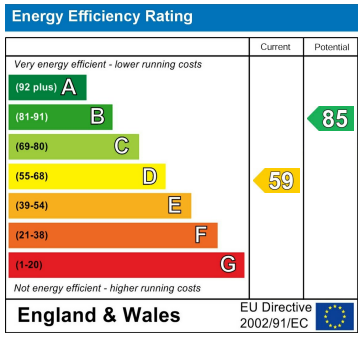

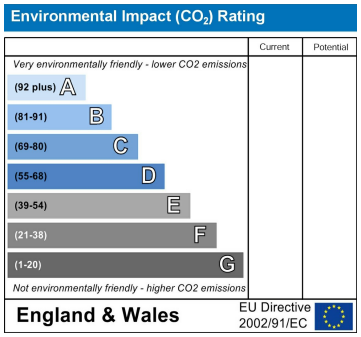

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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