



18 Cowan Close, Rugby, Warwickshire, CV22 7HW

HOWKINS &
HARRISON

18 Cowan Close, Rugby, Warwickshire, CV22 7HW

Guide Price: £175,000

Nestled in a quiet cul-de-sac, this beautifully presented two double bedroom ground floor maisonette offers a perfect blend of comfort and convenience in the sought-after area of Bilton, Rugby. The property has undergone significant upgrades which includes an attractive glass conservatory, serving as a delightful extension of the living space, whilst the new UPVC double glazed windows enhance energy efficiency. The interior boasts new carpets, a newly installed boiler and a central heating system, along with further benefitting from a recently installed kitchen and bathroom. A spacious rear garden is complete with a patio area that seamlessly connects to the conservatory. Further benefitting from a garage, conveniently located within a block to the rear.

Features

- Close to Bilton village and its local amenities
- Open plan sitting/dining room
- Recently re-fitted kitchen and modern bathroom
- Attractive conservatory providing additional living space
- Newly installed combi boiler and central heating system
- Attractive rear garden
- Single garage
- No onward chain
- Leasehold with 134 years remaining
- In close proximity to Rugby town centre and railway station, ideal for the commuter
- No ground rent, service or maintenance charges



Accommodation

The property opens into a useful porch, which in turn provides access through to the spacious, open plan sitting/dining room, with large floor to ceiling windows to the front aspect, affording plenty of natural light. An opening leads directly into the newly installed kitchen which is fitted with a comprehensive range of modern handle less base and eye level units, with ample space for appliances and a free standing cooker. There is useful built-in shelving, ideal for pantry storage, attractive wood effect flooring and metro style tiling to the splash back areas. A glazed door opens into the attractive conservatory, a wonderful addition to the property, which provides additional living space and enjoys views over the rear garden. There is direct access via sliding doors to the garden from here, which seamlessly connects to the patio and garden beyond. From the open plan living space, a door leads to an inner hall where there are two built-in cupboards, ideal for storage, and access to the two generous double bedrooms and the newly fitted bathroom. Bedroom one is located to the front aspect, whilst bedroom two is situated to the rear, with views over the garden. The bathroom is fitted with a modern white suite comprising of a built-in vanity unit with cupboards, inset sink and WC with wall mounted flush and a panelled bath with shower over.



Outside

The property includes a spacious rear garden, enclosed by timber fencing and screened to the rear by a variety of trees, with a paved patio area leading from the delightful conservatory and its own garage, part of a block located to the rear of the property.

Location

Bilton is located close to Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The village still retains some of its original character including a pretty village green, renowned in the Spring for a wonderful array of crocus. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes nearby Bilton School, Rugby High School for Girls and Lawrence Sheriff School for Boys as well as world famous Rugby School and Brinsford College.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

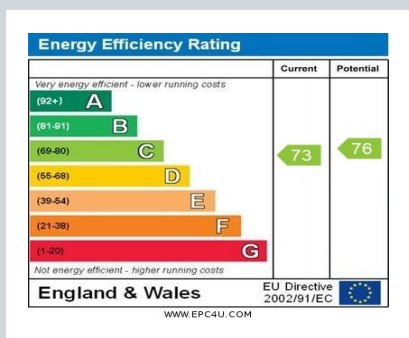
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

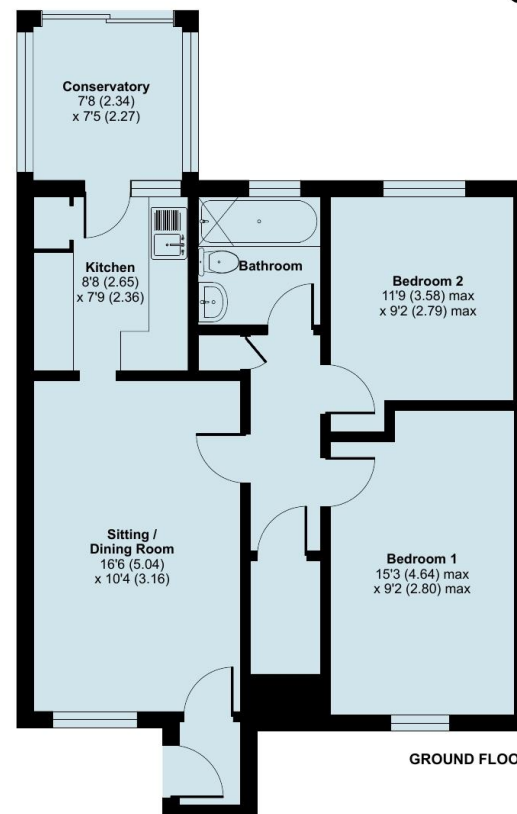
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – A.



Cowan Close, Rugby, CV22

Approximate Area = 688 sq ft / 63.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1369700

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.