



**Connells**

Potsford Road  
Cawston RUGBY



Potsford Road  
Cawston RUGBY CV22 7YY

for sale offers over  
**£350,000**



## Property Description

A well presented three bedroom family home, situated close to Bilton Village and Cawston. This beautiful property briefly comprises of hallway, dual aspect reception, guest cloakroom and a generous kitchen diner with utility on the ground floor. To the first floor, it benefits from three bedrooms, ensuite shower room to master as well as a family bathroom. To the exterior, there is a driveway for multiple vehicles, garage with light and power and a generous enclosed rear garden laid to lawn and patio. Viewing is highly recommended.

Cawston and Bilton are well served by a range of local shops and amenities, well regarded schooling including Cawston Grange Primary School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery.

There are also excellent transport links that include regular bus routes, easy access to the M1/M6 and M45 motorway networks, and nearby Rugby train station that operates mainline services to London Euston in 50 minutes. Rugby Town Centre is just 10 minutes away which offers a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops.

## Entrance Hall

Kardene wood effect floor.

## Cloakroom

W/C, sink & extractor fan.

## Lounge

10' 1" + Bay Window x 18' 1" ( 3.07m + Bay Window x 5.51m )

Dual aspect bay window, carpeted.

## Kitchen/Diner

9' 6" x 18' ( 2.90m x 5.49m )

Kardene wood effect floor, dual aspect, fridge freezer, dish washer, double oven, extractor & gas hob, patio doors to garden.

## Utility Room

6' 7" x 6' 3" ( 2.01m x 1.91m )

Off kitchen, plumbing for tumble dryer & washing machine.

## Landing

Window to rear, carpeted, airing cupboard.

## Bedroom One

11' 1" + wardrobe x 10' 2" ( 3.38m + wardrobe x 3.10m )

Dual aspect fitted mirrored wardrobe, carpeted, loft access.

## En-Suite

Shower room w/c, sink, heated towel rail, vinyl tiled floor.

## Bedroom Two

10' 9" x 9' 9" ( 3.28m x 2.97m )

Front of property, carpeted.

## Bedroom Three

8' 5" x 7' 7" ( 2.57m x 2.31m )

Carpeted

## Bathroom

Bath with shower over, window to side, sink & w/c heated towel rail.

## Rear Garden

Side access, patio south west facing garden

## Outbuilding

garage to side with electric

## Parking

Parking to side x2 spaces

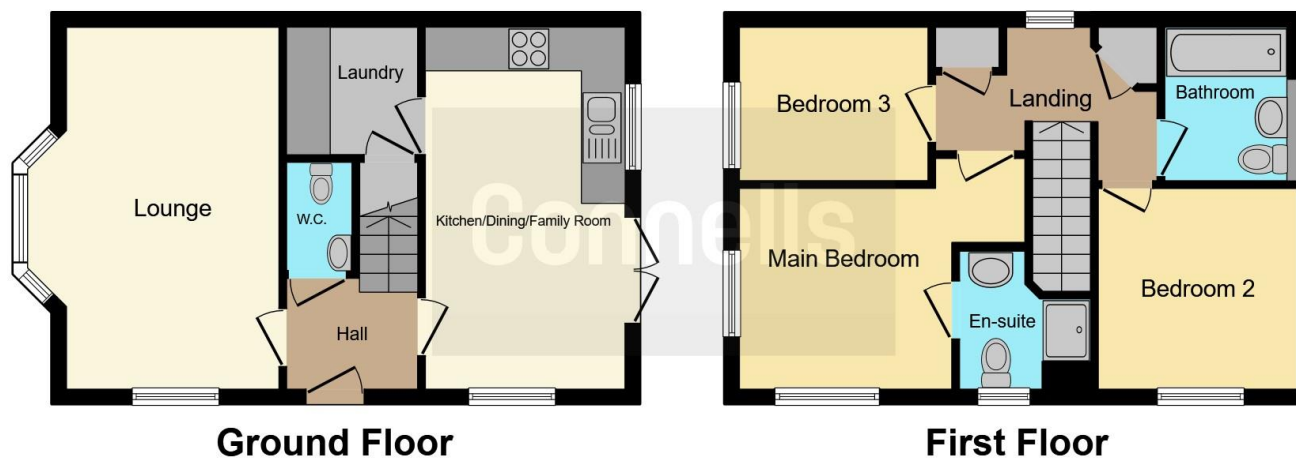












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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25 Regent Street  
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**EPC Rating: B**

Tenure: Freehold

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