



**EDWARD KNIGHT**  
ESTATE AGENTS



208 Bilton Road, Rugby, CV22 7DX

£227,500

A beautifully presented and well cared for traditional bay-fronted home close to Bilton village. Benefitting from a larger than average garden and offering various original features, the accommodation comprises : Entrance Hall (with original tiling), Lounge/Diner with fireplace and bay window, Kitchen with pantry cupboard, Bathroom with utility space, Three well-proportioned Bedrooms, Low maintenance Frontage and a good size Rear Garden with patio.



## Property Description

### PROPERTY SUMMARY

A beautifully presented and well cared for traditional bay-fronted home close to Bilton village. Benefitting from a larger than average garden and offering various original features, the accommodation comprises : Entrance Hall (with original tiling), Lounge/Diner with fireplace and bay window, Kitchen with pantry cupboard, Bathroom with utility space, Three well proportioned Bedrooms, Low maintenance Frontage and a good size Rear Garden with patio.

### LOCATION

Bilton Road is well placed for various all-age schooling options (Bawnmore, Bilton & The Crescent). Within walking distance of local shops and public houses with good bus links. The property is also a 5 minute drive from the large Sainsburys superstore.





#### ENTRANCE HALL

uPVC part glazed front door. Stairs to first floor. Original Minton tiled floor. Door into Lounge/Diner. Radiator.

#### LOUNGE/DINER

25' 5" x 8' 9" (7.77m x 2.69m)

uPVC double glazed bay window to the front aspect. Additional double glazed window to the rear garden. Two radiators. Door into Kitchen. Fireplace area. TV & Telephone points. Wood flooring.

#### KITCHEN

10' 5" x 7' 11" (3.18m x 2.41m)

Double glazed door and window to the side aspect (into the garden). Door into Bathroom (with utility space). Under-stairs pantry storage cupboard. Tiled flooring. Range of base and eye level units with work surface over and tiling to splashbacks. Sink drainer with mixer tap. Space for cooker. Space for fridge/freezer. Space & plumbing for slimline dishwasher.



#### BATHROOM

Double glazed window to the rear aspect. Panelled bath with shower over. Pedestal wash hand basin. Low flush WC. Space and plumbing for washing machine and a dryer if necessary. Tiled flooring. Radiator.



#### **LANDING**

Doors off to all three bedroom. Loft access hatch.

#### **BEDROOM ONE**

12' 5" x 12' 0" (3.81m x 3.66m)

Two double glazed windows to the front aspect.

Radiator.

#### **BEDROOM TWO**

12' 5" x 6' 5" (3.81m x 1.98m)

Double glazed window to the rear aspect. Radiator.

#### **BEDROOM THREE**

7' 6" x 8' 0" (2.29m x 2.44m)

Double glazed window to the rear aspect. Radiator.

Cupboard housing Worcester Combination boiler.

#### **FRONTAGE**

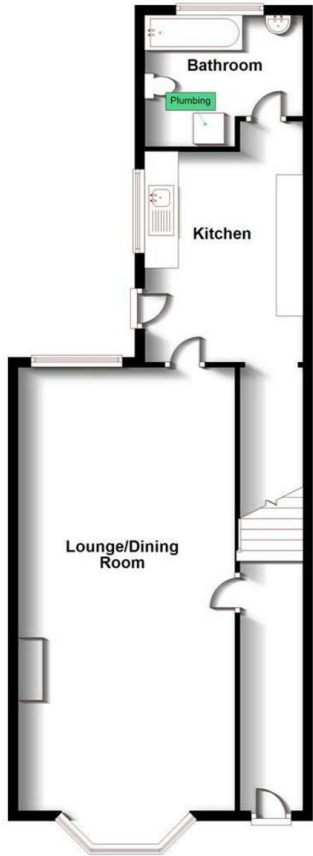
Pathway leading to front door. Low maintenance pebbled frontage. Accessway for the rear garden.

#### **REAR GARDEN**

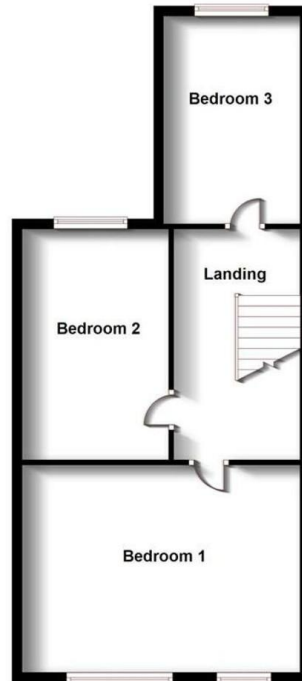
Longer than average rear garden all enclosed by timber fencing. Side gate for garden access. Initial good size patio leads onto substantial lawned section with borders and shed hard-standing at the end.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
01788 543222  
[sales@edwardknight.co.uk](mailto:sales@edwardknight.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.