



EDWARD KNIGHT
ESTATE AGENTS

10 WEBB ELLIS ROAD, RUGBY, CV22 7AU

OFFERS OVER £560,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this attractive chalet bungalow situated on approximately half an acre in a quiet backwater off Bilton Road and within easy of Rugby town centre. In brief the accommodation comprises of entrance hall, spacious lounge with feature fireplace, separate dining room/ bedroom four, kitchen/ breakfast room, master bedroom with built in bedroom furniture, family bathroom with four-piece suite and separate shower room. To the first floor there are two further well-proportioned bedrooms and a cloakroom.

Externally there is a large front garden predominately laid to lawn with a raised patio ideal for al fresco dining and a summer house there is a driveway providing substantial off-road parking leading to a double garage. The rear garden offers a good degree of privacy and is laid to lawn with established borders. The property is being offered with no onward chain.



LOCATION

Webb Ellis Road is positioned just off the esteemed Bilton Road via a private driveway. Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.







ENTRANCE HALL

17' 8" x 13' 7" (5.38m x 4.14m)

LIVING ROOM

14' 9" x 20' (4.5m x 6.1m)

DINING ROOM

12' 5" x 13' 4" (3.78m x 4.06m)

KITCHEN/BREAKFAST ROOM

9' x 20' (2.74m x 6.1m)



BEDROOM

17' x 9' 8" (5.18m x 2.95m)

BEDROOM

18' 6" x 14' 6" (5.64m x 4.42m)

BEDROOM

12' 5" x 7' 6" (3.78m x 2.29m)

CLOAKROOM

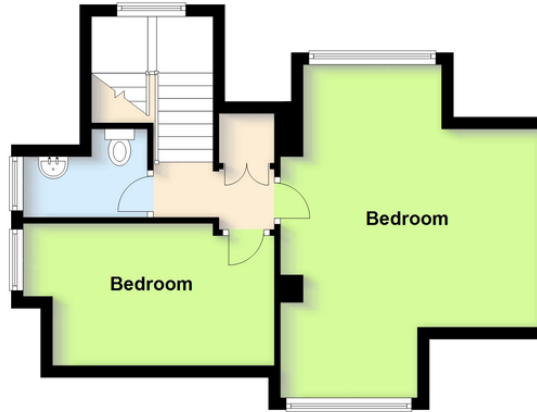
7' 8" x 4' 8" (2.34m x 1.42m)



Ground Floor
Approx. 94.6 sq. metres (1017.9 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 135.2 sq. metres (1455.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		