



**EDWARD KNIGHT**  
ESTATE AGENTS

132 ADDISON ROAD, BILTON, RUGBY, CV22 7EZ

OFFERS OVER £290,000





### SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom semi detached property which is situated in the highly sought after area of Bilton, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schooling for all ages. In brief the accommodation comprises of entrance hall, lounge, separate dining room, refitted kitchen and cloakroom W.c. To the first floor there are three well proportioned bedrooms and a refitted shower room. Externally there are front and rear gardens and a garage. The property is being offered for sale with no onward chain and an early viewing is highly recommended.

### LOCATION

Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway station which has a frequent service to London Euston which takes approximately 50 minutes. It is ideally placed to access all the major networks including the A45,A14,M45,M1 and M6.The village itself still retains some original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocuses. The many amenities include shops, stores,chemist, butchers, dental surgery, churches of several denominations and sought after schools for all ages.



**ENTRANCE HALL**

**LOUNGE**

11' 6" x 13' 1" (3.51m x 3.99m)

**DINING ROOM**

13' 1" x 10' 2" (3.99m x 3.1m)

**KITCHEN**

12' 2" x 6' 11" (3.71m x 2.11m)

**CLOAKROOM/WC**

**BEDROOM**

13' 4" x 10' 10" (4.06m x 3.3m)

**BEDROOM**

11' 6" x 9' 10" (3.51m x 3m)

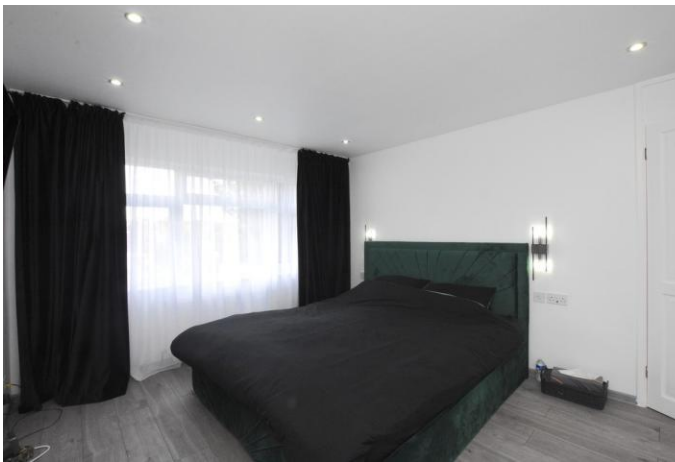
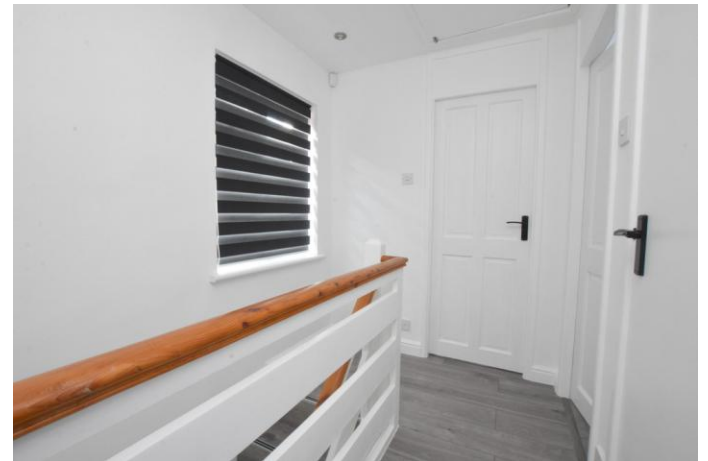
**BEDROOM**

9' 9" x 6' 3" (2.97m x 1.91m)

**BATHROOM**

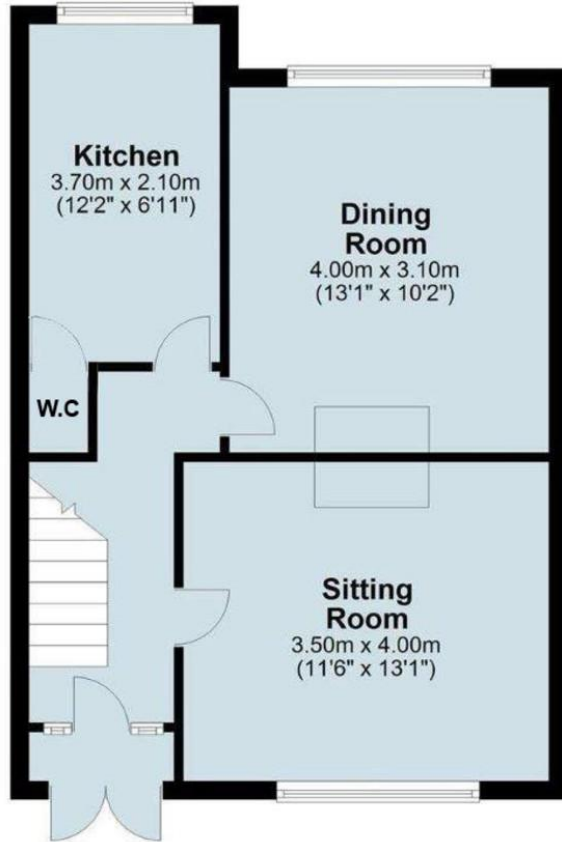
6' 5" x 5' 9" (1.96m x 1.75m)







## Ground Floor



## First Floor

