



EDWARD KNIGHT
ESTATE AGENTS

52 LONGROOD ROAD, BILTON, RUGBY, CV22 7RE

£435,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this spacious, extended two-bedroom bungalow which is perfectly located within walking distance on Bilton Village. This well-kept home occupies an enviable plot which includes off road parking and a substantial, private rear garden.

This property is being offered for sale with no chain and includes an entrance hall, living room, dining room, conservatory, kitchen, family bathroom and two double bedrooms.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Longrood Road is located right in the heart of Bilton Village. Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6.

The village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent Schooling is available in the nearby area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre







ENTRANCE HALL

BEDROOM ONE

11' 11" x 13' (3.63m x 3.96m)

BEDROOM TWO

11' 11" x 12' 4" (3.63m x 3.76m)

LOUNGE

9' 11" x 13' 6" (3.02m x 4.11m)

SUN ROOM

13' 5" x 9' 6" (4.09m x 2.9m)

BATHROOM

7' 11" x 7' 10" (2.41m x 2.39m)

KITCHEN

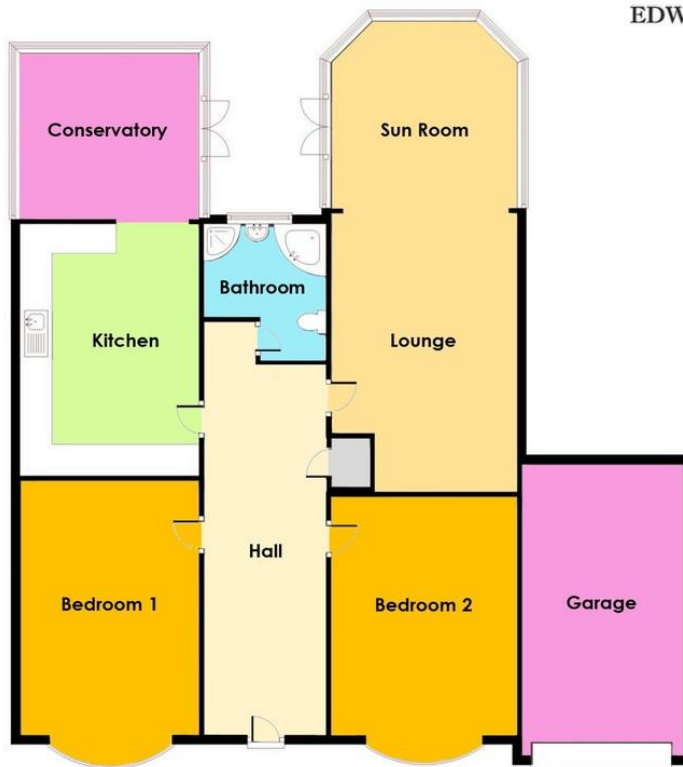
11' 10" x 10' 11" (3.61m x 3.33m)

CONSERVATORY

9' 9" x 8' 10" (2.97m x 2.69m)

GARAGE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		