



EDWARD KNIGHT
ESTATE AGENTS

159 ADDISON ROAD, BILTON, RUGBY, CV22 7HB

£350,000





SUMMARY

We are delighted to offer for sale this immaculate, deceptively spacious three bedroom detached property which is positioned on a generous plot in the sought after area of Bilton. In brief the accommodation comprises of an entrance hall with black and white tiled flooring, lounge/dining room with stripped wood flooring and feature fireplace with wood burning stove, refitted kitchen with IKEA freestanding units. To the first floor there are three bedrooms and a refitted bathroom with roll top freestanding bath.

Externally the property boasts a good sized rear garden which is predominately laid to lawn with herbaceous borders, offering a good degree of privacy. To the front is a garden laid to lawn with willow tree and a large driveway providing ample off road leading to a single garage.

Please contact Edward Knight Estate Agents to book an appointment for Saturday 5th April. Viewing is highly recommended to avoid disappointment.



LOCATION

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 near by 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.







GROUND FLOOR

ENTRANCE HALL

12' 8" x 6' 5" (3.86m x 1.96m)

LOUNGE/DINER

24' 8" x 11' 7" (7.52m x 3.53m)

KITCHEN/BREAKFAST ROOM

17' 6" x 7' 2" (5.33m x 2.18m)



FIRST FLOOR

BEDROOM

11' 9" x 11' 9" (3.58m x 3.58m)

BEDROOM

11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM

8' 0" x 6' 6" (2.44m x 1.98m)

BATHROOM

9' 2" x 6' 4" (2.79m x 1.93m)



Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 89.2 sq. metres (959.9 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	46 E	
21-38	F		
1-20	G		