



EDWARD KNIGHT
ESTATE AGENTS

22 JULIET DRIVE, BILTON , RUGBY, CV22 6LY

£265,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this beautifully maintained two-bedroom semi-detached bungalow, located in the highly sought-after area of Woodlands, Bilton, Rugby. The property is ideally positioned close to a range of local amenities, including a convenient parade of shops and stores, making it perfectly suited to a variety of buyers.

The accommodation comprises a welcoming entrance porch leading into the hallway, a stylish refitted kitchen, a spacious lounge with plantation shutters, two well-proportioned bedrooms with fitted furniture, and a modern refitted shower room. The property further benefits from uPVC double glazing throughout and gas-fired central heating via radiators.

Externally, a generous block-paved driveway provides ample off-road parking and leads to a single garage. To the rear of the property lies a private, low-maintenance garden, which enjoys a good degree of seclusion and offers the perfect space for relaxation or entertaining.



Presented in immaculate condition and situated in such a desirable location, this is a wonderful opportunity, and early viewing is strongly recommended to avoid disappointment.

LOCATION

The property is situated in a desirable southern suburb of Rugby, Warwickshire, approximately 1.5 miles south-west of Rugby town centre.

Juliet Drive offers an excellent location with convenient access to local amenities. Nearby, you'll find Sainsbury's Supermarket and Bilton Village, which features a variety of local shops, cafés, and a Tesco Express. The charming and historic village of Dunchurch is also just a short drive away.

Families will appreciate the area's selection of highly regarded schools. Within walking distance are Bawnmore Community Infant School and Bilton Junior School. For secondary and higher education, two prestigious grammar schools serve the area: Rugby High School for Girls, located just a 10-minute walk away, and Lawrence Sheriff School for Boys, easily accessible from the town centre.





ENTRANCE PORCH

6' 1" x 5' 0" (1.85m x 1.52m)

ENTRANCE HALL

5' 1" x 4' 10" (1.55m x 1.47m)

KITCHEN

10' 1" x 7' 1" (3.07m x 2.16m)

LOUNGE

18' 2" x 10' 1" (5.54m x 3.07m)

BEDROOM

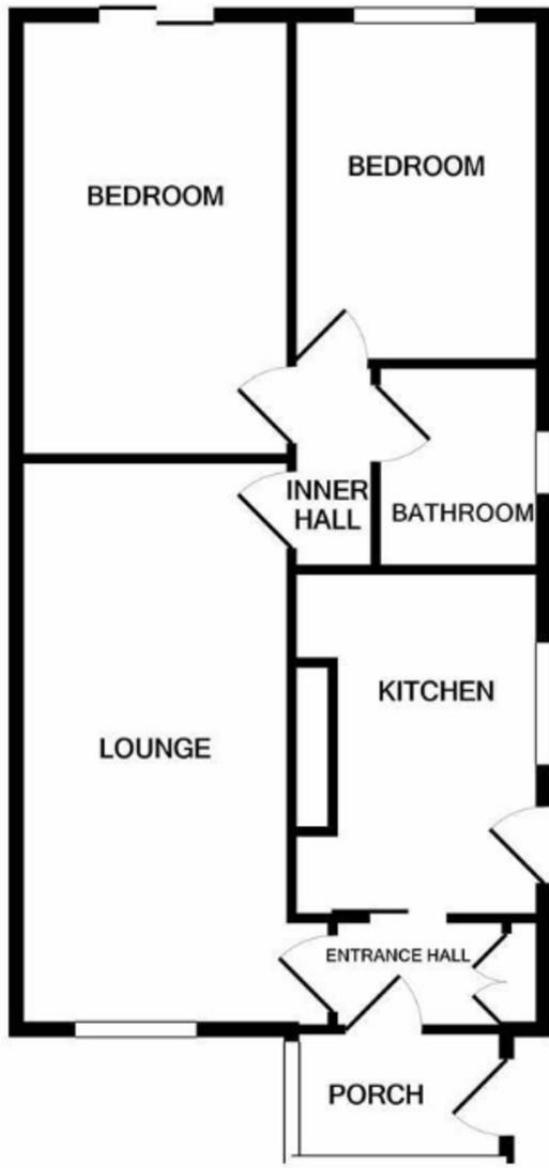
12' 1" x 9' 1" (3.68m x 2.77m)

BEDROOM

14' 0" x 9' 0" (4.27m x 2.74m)

SHOWER ROOM

6' 1" x 6' 1" (1.85m x 1.85m)



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
sales@edwardknight.co.uk
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.