



EDWARD KNIGHT
ESTATE AGENTS

59 FREEMANTLE ROAD, BILTON, RUGBY, CV22 7HZ

OFFERS OVER £210,000





PROPERTY SUMMARY

Edward Knight are delighted to present this charming two- bedroom end- terrace home, ideally positioned in the sought- after area of Bilton. Occupying a generous plot, the property enjoys easy access to local shops, reputable schools, and excellent transport links.

The accommodation comprises an entrance porch and hallway, a welcoming lounge, and a bright breakfast kitchen. Upstairs offers two well- proportioned bedrooms and a modern bathroom.

Outside, there are gardens to both the front and rear, with ample parking to the rear for up to three vehicles and a detached double garage/workshop complete with power and lighting throughout.

This delightful home must be viewed to fully appreciate its space, setting, and potential.



LOCATION

Bilton is one of Rugby's most established and sought-after residential areas, offering an excellent blend of convenience, community spirit and access to a wide range of local amenities. Popular with families, professionals and downsizers alike, the area benefits from a variety of shops, supermarkets, cafés, public houses, healthcare facilities and independent retailers, all within easy reach.

The area is particularly well regarded for its excellent schooling options, including Bilton Junior School, Bilton Community Primary School and Bilton School, making it a popular choice for families with children of all ages. Rugby town centre is just a short distance away and provides an extensive range of shopping, leisure and dining facilities.

For those who enjoy outdoor pursuits, Bilton offers easy access to a number of green spaces, parks and countryside walks, including the nearby Bilton Fields and the scenic canal network surrounding Rugby. Sports clubs, fitness facilities and recreational amenities are also readily available within the local area.

Commuters are exceptionally well catered for, with Rugby railway station offering regular direct services to London Euston in under 50 minutes, alongside connections to Birmingham and other major destinations. The area also enjoys excellent road links via the M1, M6, A45 and A5, providing convenient access across the Midlands and



beyond.

Combining excellent amenities, highly regarded schools and outstanding transport connections, Bilton remains one of Rugby's most desirable locations to call home.







PORCH

LIVING ROOM

10' x 14' 04" (3.05m x 4.37m)

KITCHEN

13' x 7' 06" (3.96m x 2.29m)

BATHROOM

BEDROOM 1

11' 02" x 13' (3.4m x 3.96m)

BEDROOM 2

7' x 7' 06" (2.13m x 2.29m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		