



177 Frobisher Road

BILTON, RUGBY, CV22 7JE

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Are you dreaming about taking your first step onto the property ladder? Downsizing? Or maybe you're looking to add to a buy-to-let portfolio? Come and take a look at this stunning first-floor maisonette!

Property at a glance

177 Year Lease, No Ground Rent, No Service Charge

No Onward Chain

Two Generous Double Bedrooms

Generous Living and Dining Space

Spacious Rear Garden

Single Garage Within Walking Distance

Local Schools Within Walking Distance

Retail Park Shopping Minutes Away

Excellent Commuter Transport Links

EPC Rating: D





This spacious two-bedroom first floor maisonette offers a very large living room, a kitchen and a well-equipped bathroom, outside there is an attractive garden to the rear and the property offers a remote single garage which is just a short walk from the property and provides plenty of storage space.

The garden at the rear of the property is truly a magnificent size. Accessed by a private entrance and through a gated area is the garden which is predominantly left to lawn with beautifully lush green grass and a low row of shrubs at one side which softens the fenced border. At the back of the garden is a paved area with wooden canopy which provides shelter for a potential outdoor dining area, children's play corner or storage for pushbikes and gardening tools.

This stunning two-bedroom first floor apartment is located in the ever so popular area of Bilton, located just minutes from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes approximately 50 minutes. Bilton is full of character and includes a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. Bilton offers many local amenities including two public houses, two supermarkets, a doctor's surgery, a chemist, a butchers, a specialist cheese shop and four churches, including St Marks Church which dates back to the 14th century. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes Rugby High School which is within a short walking distance of the property and the nearby Bilton School, Lawrence Sheriff School, Princethorpe College as well as the world-famous Rugby School.

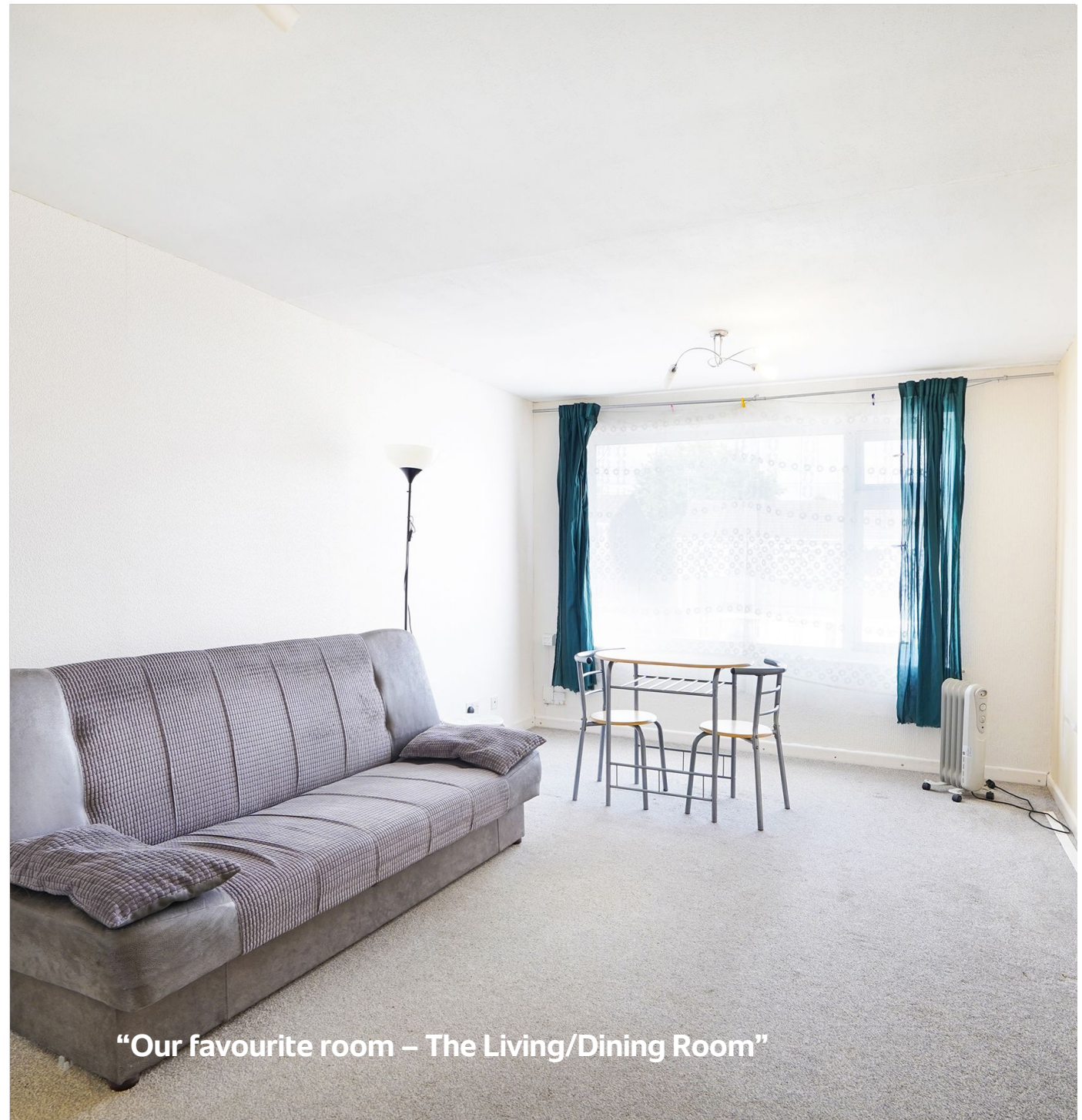


The Seller's View

“Our family's favourite room is the living/dining room. This is where we can all come together as a family and create lasting memories”

“Our favourite time of year is the summer. We have a spacious garden so its lovely to admire it in the warm sunshine and play outside with our kids.”

“What sealed the deal for us was the location. We are close to local shops, parks, schools and there is a bus stop close by so we are only a short journey away from the town centre. The neighbourhood is also very welcoming and kind.”



“Our favourite room – The Living/Dining Room”

Directions

Head east on A45. Use the left lane to take the ramp to Princethorpe. At the roundabout, take the 3rd exit onto Coventry Road. At the roundabout, take the 2nd exit onto Calvestone Road. Go through 1 roundabout. Turn right onto Lawford Lane. Turn left onto Frobisher Road. Turn left to stay on Frobisher Road. 177 Frobisher Road, Rugby, CV22 7JE Destination will be on the right.

Services

Mains electricity, mains water and broadband are connected

Tenure

Leasehold - 183 year lease from July 2021
Ground rent - £0 per year
Service charge - £0 per year

Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - A

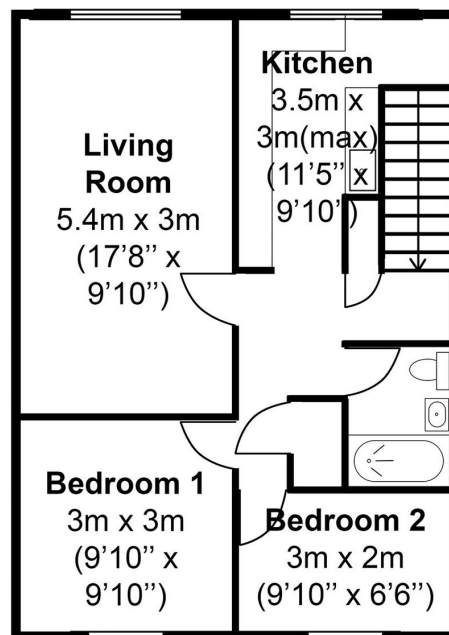
Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

Town Centre 1.7 miles
Primary Schools 0.2 miles
Train Station 2.8 miles
Motorway links 3.2 miles
Airport 22.6 miles
Nearest City 11.9 miles
Bus Station 0.1 miles
University 11.6 miles
Hospital 10 miles

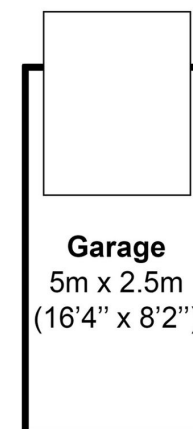
Frobisher Road, Rugby, CV22



First Floor



Ground Floor



Total approximate area - 63 m.sq./ 678 sq.ft.



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Dealing with a limited number of clients to give you a more personal service

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Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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