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Addison Road, Bilton  
Rugby  
Warwickshire, CV22 7HB  
**£375,000** Detached



Department: Sales

Tenure: Freehold



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INTRODUCING THIS ONE-OFF, BESPOKE-BUILT FOUR BEDROOM CHARACTER PROPERTY, OFFERING WELL-BALANCED ACCOMMODATION AND AN ENVIABLE LEVEL OF CONVENIENCE FOR MODERN FAMILY LIVING. IDEALLY SITUATED CLOSE TO A WIDE RANGE OF LOCAL AMENITIES, THE PROPERTY IS WITHIN EASY REACH OF NEARBY SHOPS, STORES AND REGULAR BUS ROUTES PROVIDING DIRECT ACCESS TO RUGBY TOWN CENTRE, ALONG WITH EXCELLENT LOCAL SCHOOLING, CATERING FOR ALL AGE GROUPS.

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#### GROUND FLOOR

- HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY/WC

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#### FIRST FLOOR

- LANDING
  - BEDROOM ONE
  - BEDROOM TWO
  - BEDROOM THREE
  - BEDROOM FOUR
  - BATHROOM
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#### OUTSIDE

- FRONT GARDEN
- REAR GARDEN







## THE PROPERTY

The neighbouring village of Bilton further enhances the location, offering a comprehensive selection of facilities including independent shops, veterinary surgeries, doctors' practices, two supermarkets, public houses and a variety of hot food takeaway outlets. For commuters, the property benefits from excellent transport links, with convenient access to the A45, M45 and M1 road and motorway networks. Rugby railway station provides a mainline intercity service to both Birmingham New Street and London Euston, with journey times of under an hour.

The accommodation is arranged over two floors and comprises a welcoming entrance hall with stairs rising to the first floor landing and doors leading to the principal ground floor rooms. The lounge is a generous and inviting space, featuring an attractive bay window that allows plenty of natural light to flood in. A separate dining room provides an ideal setting for family meals and entertaining, with access through to the fitted kitchen.

The kitchen is equipped with a range of units and includes a hob with oven beneath and extractor hood over. From the kitchen, there is access to a ground floor cloakroom/ utility room, fitted with a pedestal wash hand basin and low level WC, as well as a further door leading out to the rear garden.

To the first floor, the landing provides access to three double bedrooms and one single, offering flexible accommodation suitable for families, home working or guest use. The family bathroom is fitted with a three-piece white suite, bath, pedestal wash hand basin and low-level WC.

The property further benefits from uPVC double glazing throughout and gas-fired central heating via radiators.

Externally, the front of the property features a driveway providing off-road parking and access to the single garage. To the rear is a private and enclosed garden, bounded by timber fencing and brick walling. A paved patio area sits immediately to the rear of the property, ideal for outdoor seating and dining.

Early viewing is highly recommended to fully appreciate the character, space and location on offer.

EPC Rating: TBC. Council Tax Band: D









## MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band D
EPC Rating	Ask Agent
Electricity Supply	Mains
Gas Supply	Mains
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Gas Central Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

## LOCATION

The market town of Rugby is credited as the birthplace of rugby football as well as being known as the second largest town in the country. Positioned on the eastern edge of Warwickshire, bordering Northamptonshire and Leicestershire, it is very well placed for both road and rail transport links - the M45, M1 and M6 motorways are all easily accessible and the town's main line station has direct services to Birmingham New Street and London Euston. The town centre itself is mostly Victorian and offers an array of leisure and retail facilities including an indoor shopping centre called The Clock Tower, several outdoor markets, theatre, art gallery and museum, restaurants and pubs. Additional facilities such as a multi-screen cinema, nature reserve, organic garden and country park are located on the outskirts of the town along with retail parks and what remains of the famous Rugby Radio Station masts.

## AGENTS NOTES

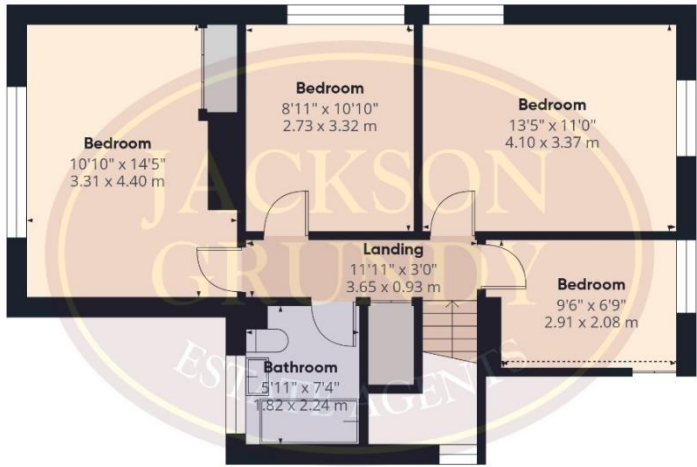
1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES ( SQ. FEET)



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
1203 ft<sup>2</sup>  
111.7 m<sup>2</sup>  
  
Reduced headroom  
3 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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