



**EDWARD KNIGHT**  
ESTATE AGENTS

69 BUCKNILL CRESCENT, RUGBY, CV21 4HE

£220,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom semi detached property which is situated in the highly sought after area of Hillmorton, Rugby. In brief the accommodation comprises of an entrance hall, lounge with feature fireplace, fitted kitchen and wet room. To the first floor there are three bedrooms and a family bathroom.

Externally there is an enclosed rear garden and to the front a driveway providing ample off road parking. The property has the added benefit of being offered for sale with no onward chain.

## LOCATION

Chamberlain Road is a highly sought-after residential road, peacefully situated within the popular Paddox estate in Hillmorton-one of Rugby's most desirable suburbs. Located to the east of the town, this area is particularly favoured by families due to its excellent schooling options and community feel.



The property falls within the catchment areas for both the well-regarded Hillmorton Primary School and the outstanding Ashlawn Secondary School, making it an ideal location for families with school-age children.

Other exceptional educational institutions nearby include Hillmorton Primary School, The Squirrels Pre-School, Lawrence Sheriff Grammar School, and the world-renowned Rugby School, all within easy reach.

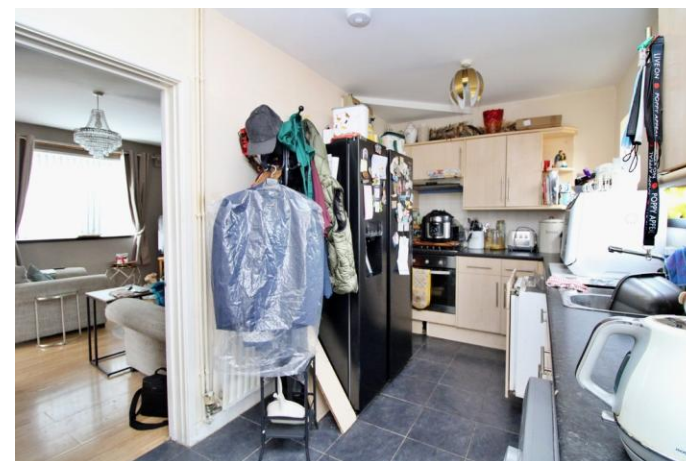
Hillmorton itself offers an excellent range of local amenities, including supermarkets, a post office, hardware stores, beauty salons, hairdressers, a veterinary practice, a selection of cafés and restaurants, and charming independent shops. There are also several welcoming public houses and a hotel, contributing to the area's vibrant yet relaxed lifestyle.

For commuters, the property is perfectly positioned-Rugby railway station is less than 3 miles away, providing direct services to London Euston in just 49 minutes, as well as excellent links to Birmingham, Coventry, and Northampton. Road connections are also strong, with easy access to the M1, M6, and A45.

Outdoor enthusiasts and nature lovers will appreciate Chamberlain Roads proximity to open countryside and green space. Located on the fringe of Hillmorton, the area offers a wealth of scenic walking routes and public footpaths, including access to the Great Central Walk and the picturesque Hillmorton Locks along the canal. This charming waterside spot offers the perfect place to enjoy refreshments before heading out on one of the many peaceful canal-side walks through the Warwickshire countryside.



In addition, Rugby town centre is just a short drive away and continues to thrive, with a growing selection of independent shops, bars, restaurants, and takeaways. The recent boom in diverse, locally owned food outlets offering world cuisine adds to the town's appeal for modern living.







#### **LOUNGE**

14' 7" x 12' 7" (4.44m x 3.84m)

#### **KITCHEN**

14' 5" x 8' 4" (4.39m x 2.54m)

#### **WET ROOM**

7' 7" x 6' 2" (2.31m x 1.88m)

#### **FIRST FLOOR**

#### **BEDROOM**

12' 7" x 11' 2" (3.84m x 3.4m)

#### **BEDROOM**

11' 2" x 8' 0" (3.4m x 2.44m)

#### **BEDROOM**

8' 3" x 7' 10" (2.51m x 2.39m)

#### **BATHROOM**

6' 5" x 4' 8" (1.96m x 1.42m)



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