



EDWARD KNIGHT
ESTATE AGENTS

57 FARNBOROUGH AVENUE, BILTON, RUGBY, CV22 7EL

£260,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this stylish and beautifully renovated three-bedroom home, located within the popular Bilton area of Rugby.

Finished to an excellent standard throughout, the property offers contemporary and well-planned accommodation. The ground floor comprises a welcoming entrance hall, a spacious lounge, a superb open-plan kitchen/dining room, creating the perfect space for modern family living and entertaining, together with a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities, in addition to a modern family bathroom.

Externally, the property benefits from a private, low-maintenance rear garden, perfect for relaxing or entertaining, together with a single garage and driveway providing convenient off-road parking.

Representing an ideal first-time purchase or investment opportunity, this superb home combines stylish, modern living with a practical layout in a convenient and well-established location.

Early viewing is highly recommended to fully appreciate everything this superb home has to offer. To arrange your viewing, please contact Edward Knight Estate Agents today.



LOCATION

Farnborough Avenue is situated within the popular residential suburb of Bilton, one of Rugby's most established and well-connected locations. The area offers an excellent balance of convenience and community living, with a wide range of local shops, supermarkets, schools, parks, and everyday amenities all within easy reach. Rugby town centre is just a short drive away, while excellent transport links, including Rugby railway station and easy access to the M1, M6, and A5, make the location ideal for commuters.

Bilton is renowned for its welcoming community atmosphere, attractive residential streets, and abundance of nearby green spaces and leisure facilities, making it a popular choice for families, professionals, and those looking to enjoy a well-served neighbourhood.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.



To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.







Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

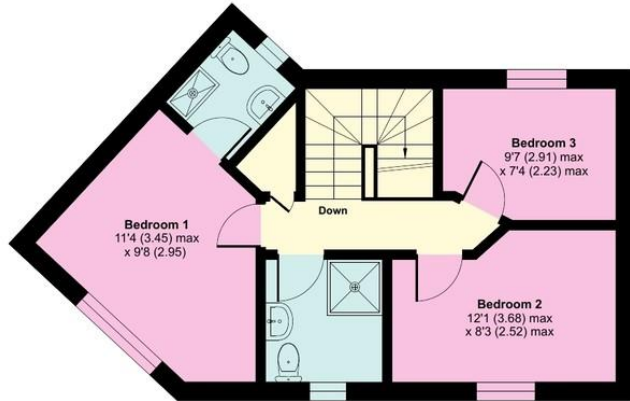
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Farnborough Avenue, Rugby, CV22

Approximate Area = 856 sq ft / 79.5 sq m
 Garage = 173 sq ft / 16 sq m
 Total = 1029 sq ft / 95.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Edward Knight. REF: 1487936



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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.