



EDWARD KNIGHT
ESTATE AGENTS

4 ADAMS STREET, NEW BILTON, RUGBY, CV21 2HT

£155,000





PROPERTY SUMMARY

BEING SOLD VIA SECURE SALE ONLINE BIDDING
AUCTION – Terms and conditions apply. Starting Bid:
£155,000

Edward Knight Estate Agents are pleased to offer for sale this three bedroom mid-terraced Victorian property, ideally situated within the popular residential area of New Bilton and within walking distance of Rugby town centre.

The accommodation is arranged over two floors and begins with an entrance hall with useful storage cupboard. There is a lounge featuring a fireplace, together with a separate dining room with access to the staircase rising to the first floor. To the rear is a fitted kitchen with a door opening onto the garden, an inner lobby and a ground floor family bathroom fitted with a modern three-piece white suite. The dining room offers flexibility and could serve as a fourth bedroom, making the property suitable for conversion to an HMO (subject to planning approval).

To the first floor are three good-sized double bedrooms.

Further benefits include UPVC double glazing and gas-fired central heating via radiators.

Externally, on-street parking is available to the front, while to the rear is an enclosed garden which is predominantly laid to lawn with a concrete hardstanding area immediately adjoining the property.

LOCATION



New Bilton is a popular and well-established residential area situated within easy reach of Rugby town centre. The area offers a good range of everyday amenities including local shops, convenience stores, public houses, takeaway restaurants, recreational facilities and schooling, making it a convenient location for families and professionals alike.

Rugby town centre is easily accessible and provides a comprehensive selection of shops, supermarkets, cafés, bars and restaurants, together with a wide range of leisure facilities.

For commuters, Rugby railway station offers regular high-speed services to London Euston and Birmingham New Street, while the excellent local road network provides convenient access to the M1, M6, A5 and A14, making New Bilton particularly well positioned for travel throughout the Midlands and beyond.

KITCHEN

6' 02" x 12' 01" (1.88m x 3.68m)

BATHROOM

7' 01" x 6' (2.16m x 1.83m)

DINNING ROOM

10' 06" x 11' 06" (3.2m x 3.51m)

LIVING ROOM

7' 08" x 10' 06" (2.34m x 3.2m)

BEDROOM 1

13' 03" x 10' 07" (4.04m x 3.23m)

BEDROOM 2

10' 05" x 10' 07" (3.18m x 3.23m)

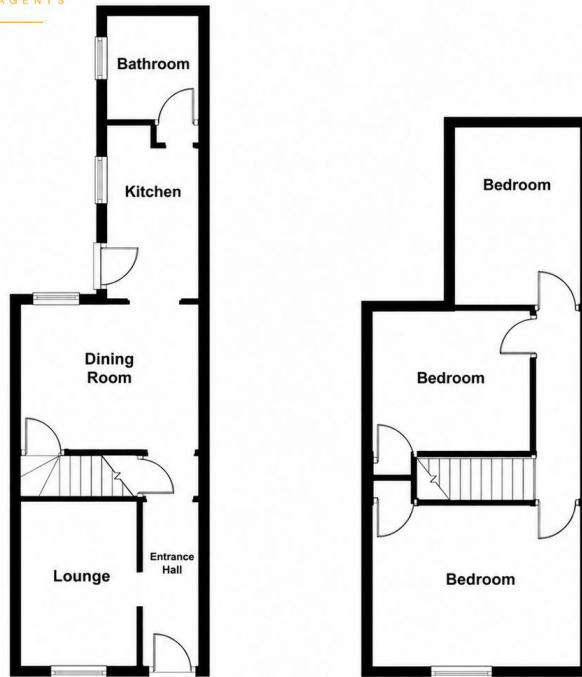


BEDROOM 3

7' 11" x 12' 00" (2.41m x 3.66m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-10	G		