



EDWARD KNIGHT
ESTATE AGENTS

71 BERRYBANKS, BILTON, RUGBY, CV22 7JJ

£225,000





LOCATION

The property is ideally positioned approximately two miles from Rugby Town Centre and Rugby Railway Station, which offers a high-speed rail service to London Euston in under 50 minutes, making it particularly attractive to commuters. Bilton also benefits from excellent road connectivity, with convenient access to the A45, M45, M1 and M6, ensuring ease of travel both locally and nationally.

Bilton Village itself is just a short walk from the property and retains a wealth of its original charm and character. At the heart of the village lies a picturesque village green, which is especially renowned in the spring months for its stunning display of crocuses, creating a highly regarded and much-loved local feature.

The village offers an excellent range of everyday amenities, including two supermarkets, two public houses – The George and The Black Horse – along with a doctor's surgery, dentist, chemist, hairdressers, beauty salon, and a variety of independent coffee shops and eateries. Additional conveniences include a traditional butcher and a strong sense of community, supported by four churches, most notably St Mark's Church, which dates back to the 14th century and adds further historical significance to the area.



The location is particularly well suited to families, with a wide selection of well-regarded schooling options nearby. Primary education includes Cawston Primary School, Bilton Primary School and Bilton Junior School, while private schooling is available locally at Crescent School and Bilton Grange Preparatory School. Secondary education is offered at Bilton School and Rugby Free School, with further outstanding state and private options available within Rugby itself, including the world-renowned Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys, all located within the town centre.

ENTRANCE HALL

Enter via double glazed composite front door into the hallway that has laminate wood flooring, a radiator, stairs to first floor, under stairs storage cupboard and doors that provide access to further downstairs accommodation.

GUEST WC

KITCHEN

9' 33" x 07' 8" (3.58m x 2.34m)

There is a uPVC double glazed window to the front, ceramic tiled floor and partly tiled walls. Fitted with a range of base and wall mounted units with work surfaces over, a stainless steel 1.5 bowl and drainer with mixer tap, integrated gas hob and electric oven with cooker hood above. There is also space for a fridge/freezer, slim line dishwasher and washing machine.



LIVING/DINING ROOM

12' 7" x 14' 11" (3.84m x 4.55m)

uPVC double glazed French doors and window to rear. TV points, radiator, laminate flooring,

FIRST FLOOR

Provides access to all bedrooms, bathroom, airing cupboard and the loft via loft hatch.





There is also a uPVC double glazed window to the side aspect.

MASTER BEDROOM

10' 0" x 11' 10" (3.05m x 3.61m)

There is a uPVC double glazed window to front aspect, a built in wardrobe, laminate flooring and a door to en-suite.

BEDROOM TWO

10' 1" x 7' 10" (3.07m x 2.39m)

uPVC double glazed window to the rear and a radiator.

FAMILY BATHROOM

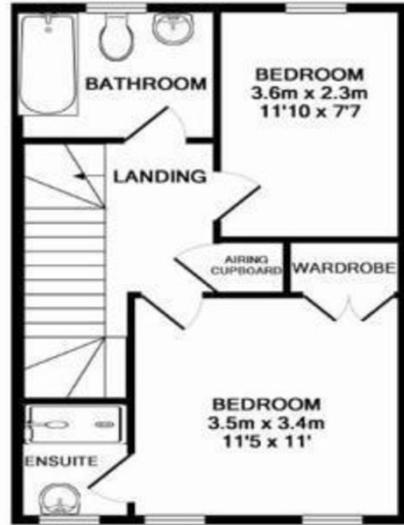
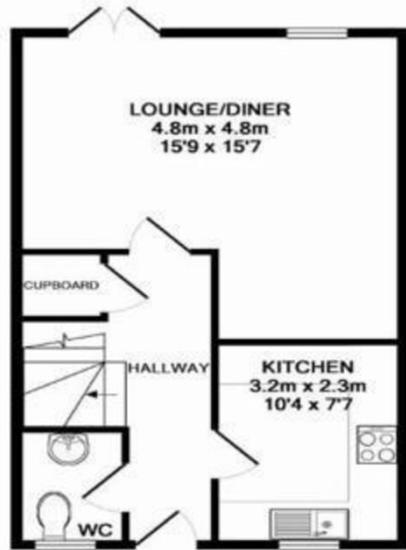
uPVC double glazed window opaque window to rear and the suite comprises of a panelled bath with mixer taps and shower over, a low flush WC and wash hand basin. The walls are partly tiled and there is a shaver point, extractor fan and radiator.

OUTSIDE

Also low maintenance design with patio area and gravelled areas and is enclosed by timber panelled fencing and door to the garage.

SINGLE DETACHED GARAGE

Single garage with up and over door with power and lighting connected.



TOTAL APPROX. FLOOR AREA 75.7 SQ.M. (815 SQ.FT.)

Keyplan Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure that this plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about Keyplan please visit www.keyplan.com
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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