



EDWARD KNIGHT
ESTATE AGENTS

124 FROBISHER ROAD, RUGBY, CV22 7HS

OFFERS OVER £170,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three-bedroom end-of-terrace home, situated in a sought-after residential area and conveniently close to a range of local amenities, including a parade of shops, stores, and well-regarded schools for all ages.

In brief, the accommodation comprises an entrance hall, an extended lounge/diner, conservatory, and refitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property further benefits from uPVC double glazing and gas-fired central heating via radiators. Externally, there are front and rear gardens, as well as a garage.

Offered for sale with no onward chain.

LOCATION

The property is located in a southern suburb of Rugby located about 1.5 miles south-west of Rugby town centre. The Bilton area boasts an array of highly regarded first and secondary schooling including; Bawnmore, Henry Hinde & Bilton Junior. For higher education Rugby High School For Girls is a 15 minute walk away and Bilton High School is within a 10 minute walk.

ENTRANCE HALL

7' 1" x 3' 2" (2.16m x 0.97m)

LOUNGE

23' 0" x 13' 1" (7.01m x 3.99m)

CONSERVATORY



12' 2" x 6' 2" (3.71m x 1.88m)

KITCHEN

9' 0" x 7' 1" (2.74m x 2.16m)

BEDROOM

13' 1" x 9' 0" (3.99m x 2.74m)

BEDROOM

12' 10" x 6' 2" (3.91m x 1.88m)

BEDROOM

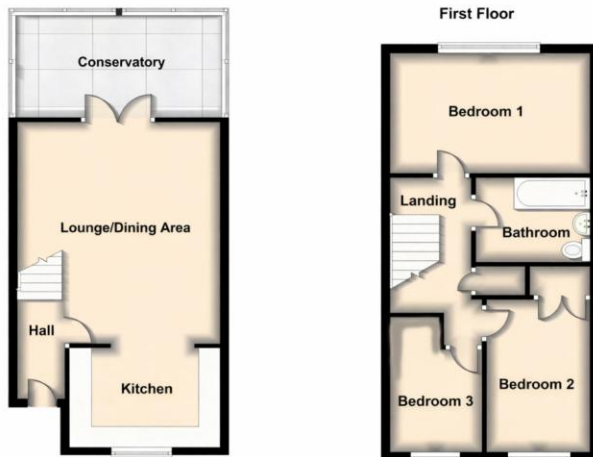
10' 1" x 6' 2" (3.07m x 1.88m)

BATHROOM

8' 1" x 6' 1" (2.46m x 1.85m)







Total area: approx. 79.9 sq. metres (860.5 sq. feet)
Frobisher Road, Rugby

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |