





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this extended three-bedroom property, ideally positioned at the end of a quiet cul-de-sac. The home is conveniently located close to a range of local amenities, including shops, services, and highly regarded schools for all ages.

In brief, the accommodation comprises an entrance hall, a comfortable lounge, an extended separate dining room, and a fitted kitchen. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Further benefits include gas-fired central heating, double glazing throughout, and a fully boarded loft accessed via a pull-down ladder.

Externally, the property boasts well-maintained front and rear gardens, along with a driveway providing ample off-road parking, leading to a carport and single garage.

Offered to the market with no onward chain, this property presents an excellent opportunity for prospective buyers.

LOCATION

Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway station which has a frequent service to London Euston which takes approximately 50 minutes. It is ideally placed to access all the major networks including the A45, A14, M45, M1 and M6.



The village itself still retains some original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocuses. The many amenities include shops, stores,chemist, butchers, dental surgery, churches of several denominations and sought after schools for all ages.

ENTRANCE HALL

17' 7" x 5' 5" (5.36m x 1.65m)

LOUNGE

11' 7" x 13' 3" (3.53m x 4.04m)

DINING ROOM

19' 5" x 10' 2" (5.92m x 3.1m)

FIRST FLOOR

BEDROOM

13' 4" x 11' 1" (4.06m x 3.38m)

BEDROOM

12' 4" x 11' 7" (3.76m x 3.53m)

BEDROOM

9' 9" x 6' 4" (2.97m x 1.93m)

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

GARAGE

17' 3" x 9' 1" (5.26m x 2.77m)

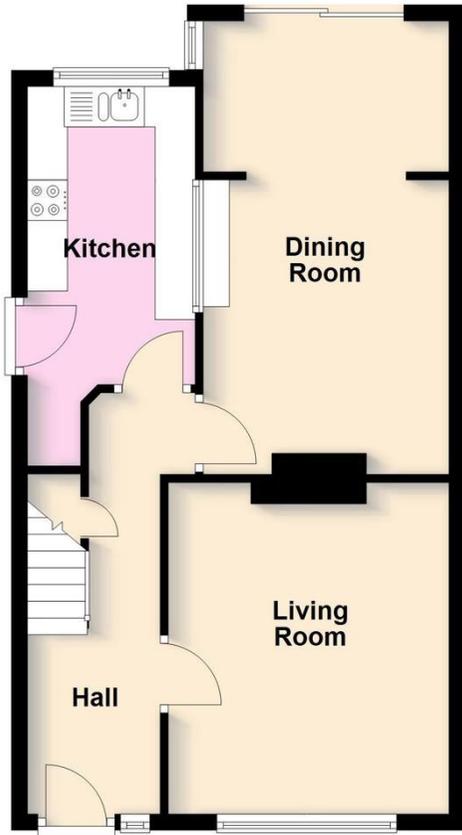
SHED

12' 2" x 3' 6" (3.71m x 1.07m)



Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 91.4 sq. metres (984.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		