



**EDWARD KNIGHT**  
ESTATE AGENTS

17 MARTIN LANE, BILTON, RUGBY, CV22 7RF

OFFERS IN EXCESS OF £125,000





## LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.

## COMMUNAL HALLWAY

Stairs leading to first and second floor. Door into rear garden area and garages,

## ENTRANCE HALL

Enter via uPVC double glazed door. Doors to further accommodation. Two storage cupboards.

## LOUNGE/DINER

17' 9" x 10' 7" (5.41m x 3.23m)

Two uPVC double glazed windows to the front elevation. Double panel radiator. Laminate flooring. TV aerial point.



## KITCHEN

8' 7" x 8' 8" (2.62m x 2.64m)

With a range of base and eye level units and roll top work surfaces. Built in cooker with 4 ring gas hob and extractor hood over. Built in sink with drainage board and mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler. uPVC double glazed window to side elevation.

## BEDROOM ONE

13' 7" x 8' 5" (4.14m x 2.57m)

uPVC double glazed window to rear elevation. Radiator.

### **BEDROOM TWO**

10' 8" x 8' 9" (3.25m x 2.67m)

uPVC double glazed window to rear elevation.

Radiator. Built in cupboard.

### **BATHROOM**

5' 5" x 5' 5" (1.65m x 1.65m)

Single panel bath with separate taps and mixer shower

over. Wash hand basin with pedestal and separate

taps. Low flush wc. Extractor fan.

### **GARAGE**

Up and over door.

### **COMMUNAL GARDENS**

Benches and washing lines

### **SERVICE CHARGE**

£190.00 PER QUARTER

### **LEASE LENGTH**

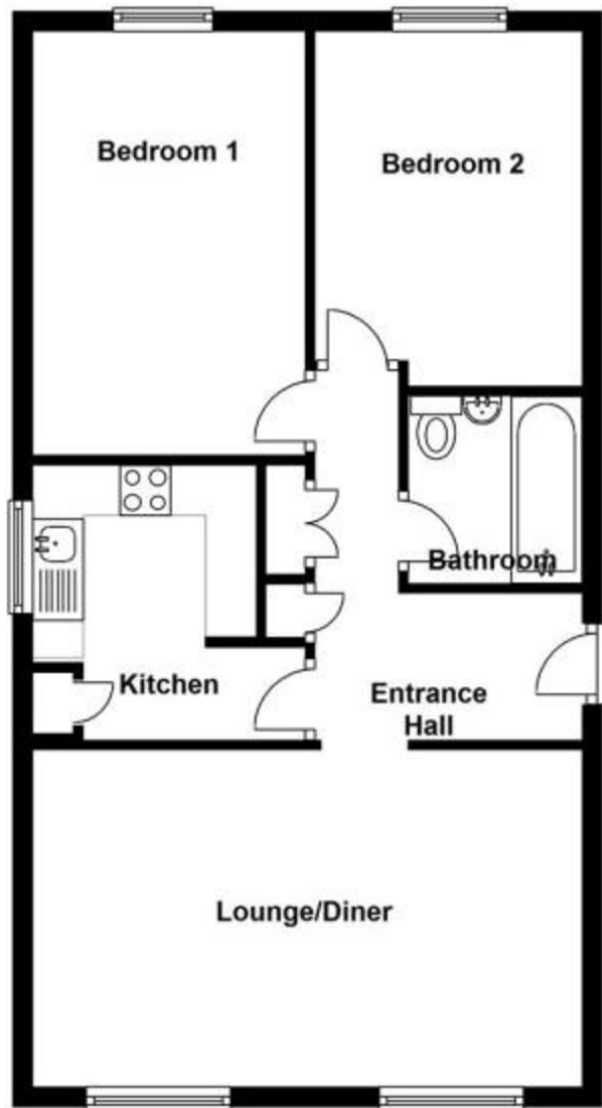
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## First Floor



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