



EDWARD KNIGHT
ESTATE AGENTS

8 WEBB ELLIS ROAD, RUGBY, CV22 7AU

GUIDE PRICE £525,000





SUMMARY

Edward Knight are pleased to offer for sale this individual detached property on the seldom available Webb Ellis Road. Occupying a substantial plot (most of which is to the entirely private front aspect of the property itself) this Detached House offers a huge amount of on-going potential. The accommodation currently comprises : Entrance Lobby, Entrance Hall, Three Reception Room, Kitchen with Pantry and Utility, Guest W/C, Three Bedrooms, Family Bathroom, Attic Room, Double Garage plus a very large Front Garden with Driveway and a separate rear garden.

LOCATION

Webb Ellis Road is positioned just off the esteemed Bilton Road via a private driveway.

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.



ENTRANCE LOBBY

Double glazed front door. Window to the rear. double doors into main Hallway. Door into Garage. Coving. Radiator.

HALLWAY

Stairs rising to first floor. Door to Lounge. Door to Family Room. Door to Guest W.C. Under-stairs storage cupboard. Window to the rear. Coving. Radiator.

LOUNGE

26' 5" x 13' 0" (8.05m x 3.96m)

Double glazed window to the front and side. Sliding doors to the front. Doors to Dining Room. Two wall mounted radiators. Brick fireplace area. Coving.

DINING ROOM

14' 11" x 12' 6" (4.55m x 3.81m)

Sliding patio door to the front. Archway into Family Room. Two wall mounted radiators. Double glazed window to the side. Coving.

FAMILY ROOM

14' 1" x 9' 3" (4.29m x 2.82m)

Double glazed window to the side. Open through into Kitchen. Door onto Hallway. Coving. Radiator.

KITCHEN

11' 4" x 11' 10" max (3.45m x 3.61m)

Two double glazed windows. Door to the side aspect. Doors into Utility & Pantry. Two wall mounted radiators. Stainless steel sink/drain. Range of base and eye level units with tiled splashbacks and tiled work surface. Integrated cooker, hob and extractor. Integrated dishwasher.

UTILITY ROOM

7' 11" x 6' 7" (2.41m x 2.01m)

Window to the rear aspect. Wall mounted 'Worcester' combi boiler. Fully tiled. Radiator. Sink/drain. Space for appliances.



PANTRY

7' 11" x 4' 10" (2.41m x 1.47m)

Single glazed window to the side. Fully tiled. Storage and shelving. Space for appliances.

GUEST WC

Window to the rear. Low flush W.C. Wall mounted wash hand basin. Tiling to splashbacks.







LANDING

Two double glazed windows to the rear. Doors to all 3 bedrooms. Door to attic room. Door to Bathroom. Airing cupboard.

BEDROOM ONE

14' 0" x 13' 1" including storage (4.27m x 3.99m)
Double glazed window to the front. Wall mounted radiator. Built in storage.

BEDROOM TWO

12' 2" x 13' 3" including storage (3.71m x 4.04m)
Double glazed window to the front. Wall mounted radiator. Coving. Fitted storage. Sink.

BEDROOM THREE

12' 9" + door recess x 9' 3" max (3.89m x 2.82m)
Double glazed window to the side & to the front. Wall mounted radiator.

BATHROOM

Opaque window to the side. Low flush W.C. Panelled bath. Pedestal wash hand basin built into vanity unit. Bidet. Fully tiled. Radiator.

ATTIC ROOM

26' 0" x 9' 8" (7.92m x 2.95m)
Stairs rising from the landing. Windows to the front.

DOUBLE GARAGE

20' 10" x 17' 0" (6.35m x 5.18m)
Metal up-and-over door. Window and door into rear garden. Power and light connected. Courtesy door onto Hallway. Appliance space.

FRONT GARDEN

Substantial front garden in the approach to the property itself. Long slightly sloped driveway from Webb Ellis Road. Three tier lawn with sweeping borders and established trees with steps between. Parking area and turning space in front of Double Garage. Patio across the front of the property with seating areas. Pedestrian access into the rear garden from both sides of the house.

REAR GARDEN

Being significantly smaller than the front garden. Enclosed by timber fencing and wire fencing. Gate onto growing area which currently contains a poly-tunnel. Addition gate to area behind garage. Rear garden is laid to lawn with small patio on the side and on the back.



Ground Floor
Approx. 139.4 sq. metres (1500.7 sq. feet)



First Floor
Approx. 59.4 sq. metres (639.7 sq. feet)



Second Floor
Approx. 23.8 sq. metres (255.9 sq. feet)



Total area: approx. 222.6 sq. metres (2396.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC