



EDWARD KNIGHT
ESTATE AGENTS

31 BESWICK GARDENS, BILTON, RUGBY, CV22 7PP

£235,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this spacious, extended, semi-detached bungalow which is located in the heart of Bilton village. Situated on one of the areas most desirable roads, Beswick Gardens is a quiet yet convenient location just a few minutes walk from the vast array of amenities on offer within the village.

The property is being offered for sale with no onward chain and is in need of refurbishment throughout the accommodation, which includes and entrance, kitchen/breakfast room, living room, bathroom, and two double bedrooms, one of which has patio doors to the private rear garden. The property also boasts a large covered outdoor space to include a carport, large workshop area and timber framed shed. Further benefits to the property include a good size driveway with parking, sizeable front and rear gardens, uPVC double glazing and a modern/recently fitted combination boiler.

Viewing's for this property are strictly by appointment with Edward Knight Regent Street office.



LOCATION

Beswick Gardens is a pretty, tree lined road in the heart of Bilton Village. Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6.

The village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of excellent Schooling is available in the nearby area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.







ENTRANCE

KITCHEN BREAKFAST ROOM

13' 3" x 16' 5" (4.04m x 5m)

DINING ROOM

10' 0" x 7' 9" (3.05m x 2.36m)

LIVING ROOM

17' 1" x 11' 4" (5.21m x 3.45m)

BEDROOM ONE

11' 3" x 11' 10" (3.43m x 3.61m)

BEDROOM TWO / SITTING ROOM

10' 0" x 17' 3" (3.05m x 5.26m)

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)

OUTSIDE

CARPORT

7' 9" x 23' 3" (2.36m x 7.09m)

WORKSHOP

20' 4" x 7' 9" (6.2m x 2.36m)

SHED

8' 9" x 7' 8" (2.67m x 2.34m)





Ground Floor

Approx. 77.6 sq. metres (835.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 77.6 sq. metres (835.5 sq. feet)

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