



EDWARD KNIGHT
ESTATE AGENTS

31 PLEXFIELD ROAD, BILTON, RUGBY, CV22 7EN





PROPERTY SUMMARY

We are delighted to present this three-bedroom semi-detached property located within the sought-after area of Bilton Village. Although the property is in need of modernisation throughout, this property is in great location and would make a fantastic project and ideal family home.

In brief, the accommodation is set over two floors, the ground floor comprises of an entrance hall, living room, dining room, kitchen and conservatory and to the first floor there are three bedrooms and family bathroom. Externally, the property benefits from a good sized rear garden and garage with off road parking.

This property is being offered for sale with no onward chain, viewings are strictly by appointment with Edward Knights Regent Street office.

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

14' 3" x 5' 6" (4.34m x 1.68m)

LIVING ROOM

11' 6" x 12' 6" (3.51m x 3.81m)

KITCHEN

8' 7" x 6' 5" (2.62m x 1.96m)

DINING ROOM

11' 7" x 11' (3.53m x 3.35m)

CONSERVATORY

11' 3" x 7' 10" (3.43m x 2.39m)

BATHROOM

6' 8" x 6' 9" (2.03m x 2.06m)

LANDING

7' 3" x 7' 8" (2.21m x 2.34m)

MASTER BEDROOM

13' 0" x 10' 2" (3.96m x 3.1m)

BEDROOM TWO

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

BEDROOM THREE

7' 11" x 6' 5" (2.41m x 1.96m)

GARAGE

17' x 8' 05" (5.18m x 2.57m)





Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



Total area: approx. 81.5 sq. metres (877.5 sq. feet)

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

First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		