



EDWARD KNIGHT
ESTATE AGENTS

30 CHARTER ROAD, RUGBY, CV22 5HX

£265,000





PROPERTY SUMMARY

We are delighted to present this well presented extended two bedroom semi-detached property with loft room located within the sought after area of Hillmorton. This superb family home is convenient for a range of amenities including shops and stores and popular schooling for all ages.

In brief, the accommodation is set over two floors, the ground floor comprises of an entrance hall, W.C, living room with feature fireplace and log burner, open plan kitchen with integrated appliances/dining room/family room with bifold doors leading onto the rear garden. To the first floor there are two double bedrooms, recently refitted wet room with rainfall shower and stairs leading to a loft room. Externally, the property has a rear garden predominantly laid to lawn with a paved patio area and to the front there is a driveway providing ample off road parking.

Viewing is highly recommended please call Edward Knight's Rugby offices to book an appointment.



LOCATION

Charter Road is a particularly sought after residential road situated on the Paddox estate in Hillmorton. Hillmorton is a suburb of Rugby, forming much of the eastern half of the town. Ashlawn Road falls within catchment for both Paddox Primary School and Ashlawn Secondary School.

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 3 miles from Rugby railway station and 49 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School and the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre which offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, Ashlawn Road is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer including the Great Central Railway and Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.



ENTRANCE HALL

5' 1" x 6' 1" (1.55m x 1.85m)

LIVING ROOM

14' 2" x 15' 2" (4.32m x 4.62m)

KITCHEN/DINING/FAMILY ROOM

21' x 14' 1" (6.4m x 4.29m)

W.C

BEDROOM ONE

10' 1" x 10' (3.07m x 3.05m)

BEDROOM TWO

10' 10" x 9' 10" (3.3m x 3m)

WET ROOM

9' x 5' 1" (2.74m x 1.55m)

LOFT ROOM

16' x 9' 1" (4.88m x 2.77m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		