



**EDWARD KNIGHT**  
ESTATE AGENTS

14 CARLTON ROAD, RUGBY, CV22 7PB

£184,950







### PROPERTY SUMMARY

We are delighted to offer for sale this three bedroom terraced property which is situated on a quiet road in Bilton. Although the property is in need of modernisation throughout, the property is in great location and would make an ideal family home.

In brief the accommodation comprises of an entrance hall, living room, kitchen, three good sized bedrooms and family bathroom. Externally, the property has a private rear garden with off road parking round the back that can be accessed by Epsom Road.

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

### LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about one mile south-west of Rugby town centre.

Carlton Road is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities and Rugby's town centre. Bilton 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.



The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school, Bilton Junior School and St Oswald's C of E Academy. For higher education there are two grammar schools, the Rugby High School for Girls is a fifteen minute walk away and Lawrence Sheriff School for Boys is easily reached in the town centre.

#### **ENTRANCE HALL**

5' 7" x 7' 10" (1.7m x 2.39m)

#### **LIVING ROOM**

15' 6" x 12' 8" (4.72m x 3.86m)

#### **KITCHEN/DINING ROOM**

15' 11" x 7' 0" (4.85m x 2.13m)

#### **BEDROOM ONE**

14' 9" x 9' 0" (4.5m x 2.74m)

#### **BEDROOM TWO**

9' 0" x 8' 2" (2.74m x 2.49m)

#### **BEDROOM THREE**

8' 5" x 6' 1" (2.57m x 1.85m)

#### **BATHROOM**

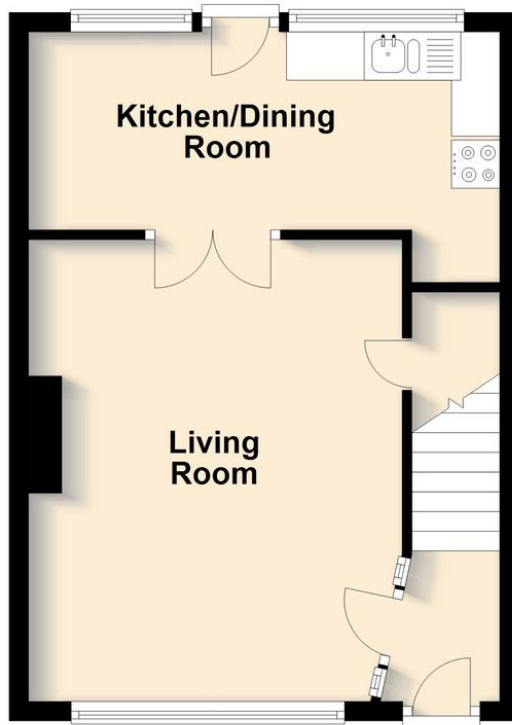
6' 9" x 5' 6" (2.06m x 1.68m)





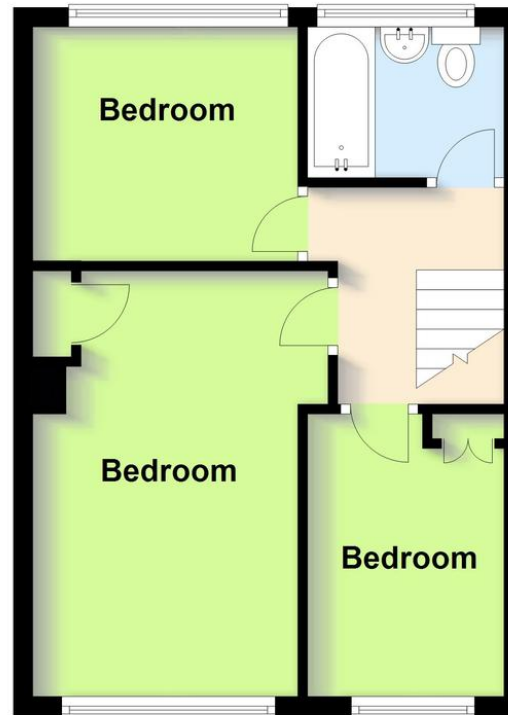
## Ground Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		