



EDWARD KNIGHT
ESTATE AGENTS

8 CARLTON ROAD, RUGBY, CV22 7PB

£245,000





PROPERTY SUMMARY

We are delighted to offer for sale this well presented, three bedroom end of terraced property located down a quiet road within Bilton in Rugby.

The accommodation includes an entrance hall, spacious living room, dining room and fitted kitchen with integrated appliances. To the first floor there are three bedrooms and shower room. Externally the property has a good sized, private rear garden which is predominantly laid to lawn with patio area, great for outdoor dining. The property further benefits from a garage and off road parking which is accessed off a service road to the area.

Early viewing is considered essential to appreciate the property on offer, viewings are strictly by appointment with Edward Knights Regent Street offices.

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

6' 1" x 3' 10" (1.85m x 1.17m)

LIVING ROOM

15' 11" x 12' 9" (4.85m x 3.89m)

DINING ROOM

19' 0" x 8' 8" (5.79m x 2.64m)

KITCHEN

19' 0" x 6' 7" (5.79m x 2.01m)

LANDING

BEDROOM ONE

14' 9" x 8' 11" (4.5m x 2.72m)

BEDROOM TWO

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

BEDROOM THREE

8' 2" x 6' 9" (2.49m x 2.06m)

SHOWER ROOM

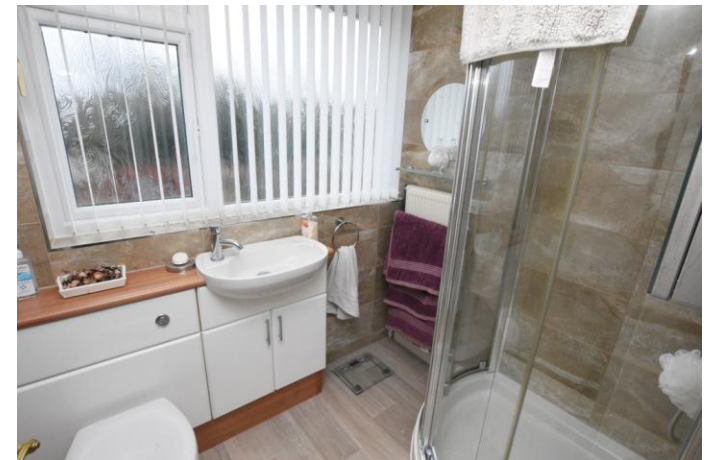
6' 8" x 5' 1" (2.03m x 1.55m)



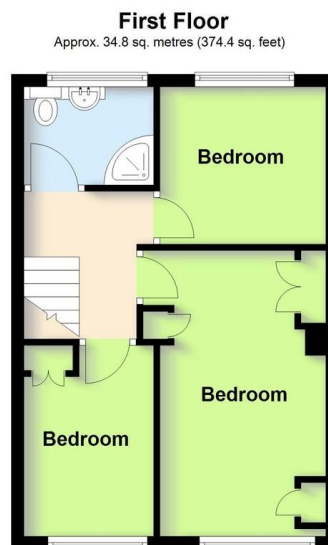
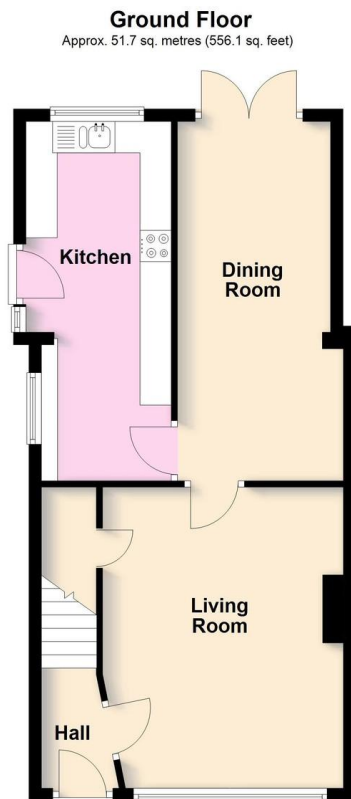
GARAGE

17' 11" x 7' 1" (5.46m x 2.16m)









Total area: approx. 86.4 sq. metres (930.5 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		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		