



EDWARD KNIGHT
ESTATE AGENTS

40 DAVID ROAD, BILTON, RUGBY, WARWICKSHIRE, CV22 7PX

£282,500





PROPERTY SUMMARY

We are delighted to present this immaculate three bedroom semi detached property located within the sought after location of Bilton, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schools for all ages.

In brief, the accommodation comprises of a bright and airy entrance hall, living room, separate dining room and fitted kitchen with integrated oven and hob. To the first floor there is three good sized bedrooms and a refitted bathroom with a modern three piece white suite. Externally, to the front of the property there is a driveway providing ample off road parking leading to a single garage. To the rear there is a good sized garden enclosed by timber fencing to boundaries. The garden is predominantly laid to lawn with paved patio area ideal for alfresco dining.

Viewing is essential to appreciate this property on offer, viewings for this property are strictly by appointment with Edward Knight Estate Agents Rugby offices.



LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about 1.5 miles south-west of Rugby town centre. Situated perfectly for access to; Sainsbury's Supermarket and Bilton Village which offers a range of amenities including small cafeterias and Tesco Express.

The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school and Bilton Junior School that are within a 10 minute walk. For

higher education there are two grammar schools, the Rugby High School For Girls is a 10 minute walk away and Lawrence Sheriff School For Boys is easily reached in the town centre. Overlode its self has a small row of shops including a hair salon and two small supermarkets. The location of this property provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.

ENTRANCE HALL

11' 8" x 5' 10" (3.56m x 1.78m)

LIVING ROOM

13' 1" x 11' 10" (3.99m x 3.61m)

DINING ROOM

10' 6" x 9' 11" (3.2m x 3.02m)

KITCHEN

10' 11" x 8' 5" (3.33m x 2.57m)

BEDROOM ONE

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM TWO

10' 6" x 9' 11" (3.2m x 3.02m)

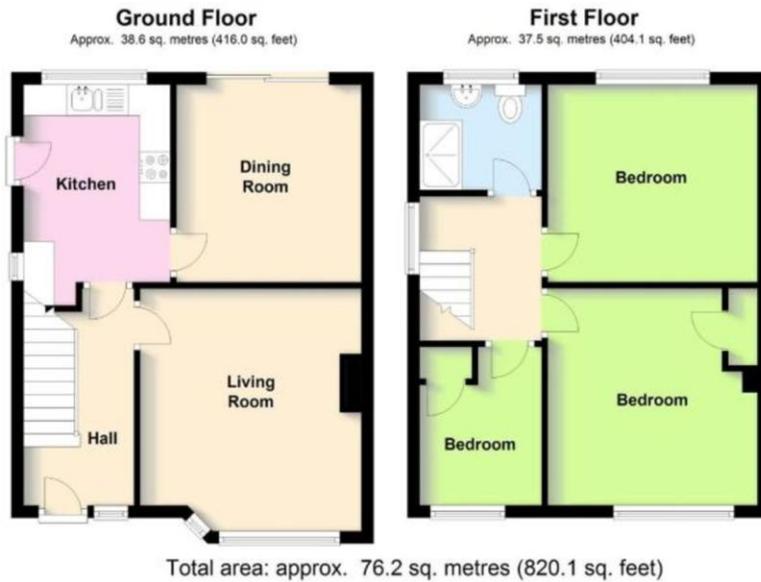
BEDROOM THREE

8' 4" x 7' 0" (2.54m x 2.13m)

BATHROOM







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		