



EDWARD KNIGHT
ESTATE AGENTS

198 BILTON ROAD, BILTON, RUGBY, CV22 7DX

£259,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented and completely renovated Victorian home in Bilton, one of Rugby's most popular suburbs. This stunning property has undergone extensive refurbishment throughout its two-storey accommodation which includes a wealth of charming features such as eye-catching wood and tiled floors, exposed brick walls and feature log burner. Further benefits include a new roof, uPVC double glazed windows and composite front door and beautifully landscaped front and rear gardens.

The accommodation in brief includes a bright and airy living room with bay window, dining room, re-fitted kitchen with integrated appliances, spacious utility area, re-fitted ground floor bathroom, three well-proportioned first floor bedrooms and a first floor shower room with WC.

Viewings for this NO CHAIN property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Bilton is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high-speed service to London Euston which takes just under 50 minutes. Bilton village is ideally placed to access major road networks including the A45, M45, M1 and M6.

The 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.

A wide range of excellent Schooling is available in the near by area to include Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.







GROUND FLOOR

LIVING ROOM

13' 6" x 14' 5" (4.11m x 4.39m)

DINING ROOM

13' 1" x 10' 3" (3.99m x 3.12m)

KITCHEN

7' 8" x 9' 8" (2.34m x 2.95m)

GROUND FLOOR BATHROOM

7' 4" x 6' 8" (2.24m x 2.03m)



FIRST FLOOR LANDING

5' 3" x 12' 7" (1.6m x 3.84m)

MASTER BEDROOM

15' 1" x 12' 5" (4.6m x 3.78m)

BEDROOM TWO

12' 8" x 6' 7" (3.86m x 2.01m)

BEDROOM THREE

7' 4" x 10' 5" (2.24m x 3.18m)

SHOWER ROOM

2' 8" x 9' 1" (0.81m x 2.77m)

UTILITY ROOM

7' 4" x 6' 8" (2.24m x 2.03m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.