



EDWARD KNIGHT
ESTATE AGENTS

32 COLLINGWOOD AVENUE, BILTON, RUGBY, CV22 7EX

£235,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-kept semi-detached bungalow which is located on a quiet street in the heart of Bilton, one of Rugby's most popular suburbs.

The property is situated on a well-proportioned plot with off road parking and a well-tended, lawned rear garden with patio. The internal accommodation includes a welcoming entrance hall, a bright and spacious living/dining room which overlooks the front garden and street beyond, a refitted kitchen with adjoining conservatory, shower room and two well-proportioned bedrooms, the master boasting substantial wardrobes and a view of the private rear garden.

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



LOCATION

Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway station which has a frequent service to London Euston which takes approximately 50 minutes. It is ideally placed to access all the major networks including the A45, A14, M45, M1 and M6. The village itself still retains some original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocuses. The many amenities include shops, stores, chemist, butchers, dental surgery, churches of several denominations and sought after schools for all ages.

ENTRANCE HALL

4' 9" x 9' 1" (1.45m x 2.77m)

LIVING/DINING ROOM

15' 11" x 11' 3" (4.85m x 3.43m)

KITCHEN

8' 9" x 10' 2" (2.67m x 3.1m)



CONSERVATORY

10' 1" x 9' 6" (3.07m x 2.9m)

BATHROOM

5' 8" x 6' 4" (1.73m x 1.93m)

BEDROOM ONE

13' 10" x 10' 5" (4.22m x 3.18m)

BEDROOM TWO

11' 7" x 7' 4" (3.53m x 2.24m)





Ground Floor

Approx. 68.0 sq. metres (732.3 sq. feet)



Total area: approx. 68.0 sq. metres (732.3 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		