



EDWARD KNIGHT
ESTATE AGENTS

53 BUCHANAN ROAD, RUGBY, CV22 6AZ

£195,000





SUMMARY

We are delighted to offer for sale this well presented two bedroom end of terrace property which is situated in a sought after location convenient for local amenities and sought after schooling for all ages.

In brief, the accommodation comprises of entrance hall, lounge/dining room and fitted kitchen. To the first floor there are two well proportioned bedrooms and a bathroom with a three piece white suite. The property benefits from gas fired central heating and double glazing. Externally there are well maintained gardens with patio area, great for outdoor dining. The property also provides ample off road parking for two cars to the side of the property with pedestrian access via a gate leading to the front door and rear garden.

This property would make an ideal first time buyer or investment purchase. Viewing is highly recommended to appreciate the property that is on offer.

LOCATION

Bilton is a suburb of Rugby, Warwickshire and located about 1.5 miles south-west of Rugby town centre. It comprises much of the western half of the town and is home to many reputable schools for all ages including; Bawnmore Infant School, Bilton C. of E. Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls and Crescent School. Bilton 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.



LOUNGE/DINER

15' 10" x 11' 8" (4.83m x 3.56m)

KITCHEN

10' 10" x 5' 6" (3.3m x 1.68m)

BEDROOM

11' 8" x 10' 4" (3.56m x 3.15m)

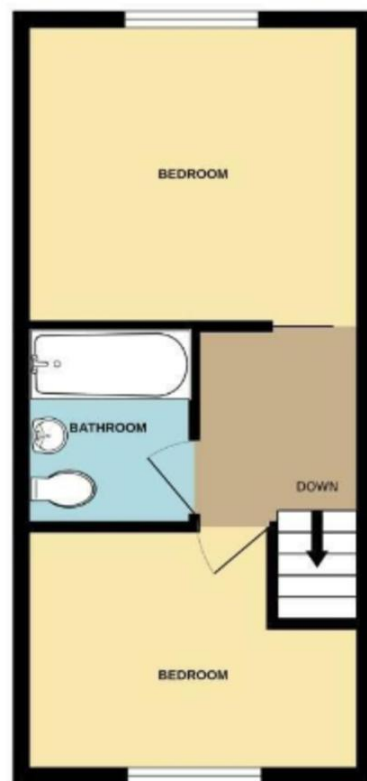
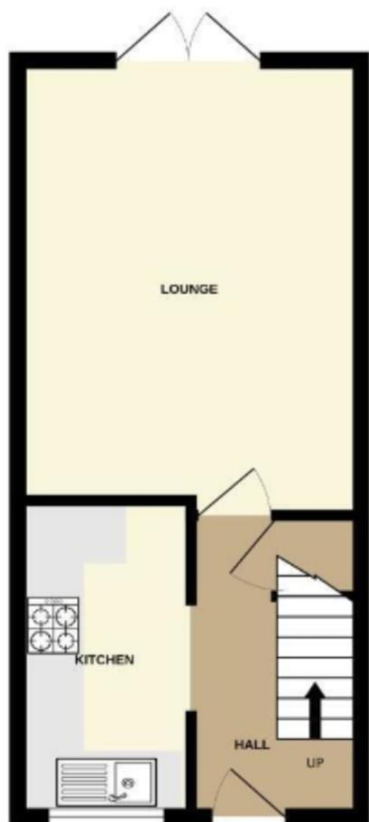
BEDROOM

11' 7" x 8' 6" (3.53m x 2.59m)

BATHROOM

6' 10" x 5' 8" (2.08m x 1.73m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		