



EDWARD KNIGHT
ESTATE AGENTS

8 BLOXAM GARDENS, RUGBY, CV22 7AP

£299,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this attractive three-bedroom semi-detached property, ideally located just a few minutes' walk from Rugby Town Centre.

The accommodation briefly comprises an entrance porch featuring a beautiful stained glass window, a welcoming entrance hall, separate living and dining rooms, a fitted kitchen with access to a pantry, and a ground floor WC/shower room. To the first floor, there are three well-proportioned bedrooms, a store room, and a family bathroom. Outside, the property benefits from mature and well-maintained front and rear gardens, ample off-road parking, and access to a garage. Additional features include gas central heating to radiators and UPVC double glazing where specified.

Offered with no onward chain, an early internal inspection is highly recommended to fully appreciate the space and potential of this charming home.



PROPERTY LOCATION

Situated off the sought-after Bilton Road, this property is within walking distance of Rugby Town Centre (approximately 0.5 miles) and just 1 mile from Rugby's mainline railway station, which offers a high-speed service to London Euston in under 50 minutes. The location provides excellent connectivity, with easy access to major road networks including the A45, M45, M1, and M6, and benefits from being on a main bus route.

The area also offers a variety of green spaces and recreational amenities, with Oakfield's playing

fields directly behind the property and Merttens playing fields just a short walk away.

A wide range of schooling options are available locally, including St Matthew's Bloxam Primary School, Bilton Junior School, and St Marie's Catholic Primary School. Private education is well catered for with Crescent School and Bilton Grange Preparatory School, while secondary education is provided by Bilton School and Rugby Free School. Rugby also boasts an exceptional selection of state and independent schools, including the prestigious Rugby School, Rugby High School for Girls, and Lawrence Sheriff School for boys, all located in or near the town centre.

ENTRANCE PORCH

5' 11" x 5' 0" (1.8m x 1.52m)

ENTRANCE HALL

11' 5" x 3' 6" (3.48m x 1.07m)

LOUNGE

14' 11" x 11' 4" (4.55m x 3.45m)

DINING ROOM

13' 5" x 10' 11" (4.09m x 3.33m)

KITCHEN

10' 2" x 6' 10" (3.1m x 2.08m)

LOBBY

4' 7" x 2' 11" (1.4m x 0.89m)

GROUND FLOOR SHOWER ROOM

7' 10" x 2' 10" (2.39m x 0.86m)

LANDING



18' 2" x 2' 11" (5.54m x 0.89m)

BEDROOM ONE

15' 0" x 9' 5" (4.57m x 2.87m)

BEDROOM TWO

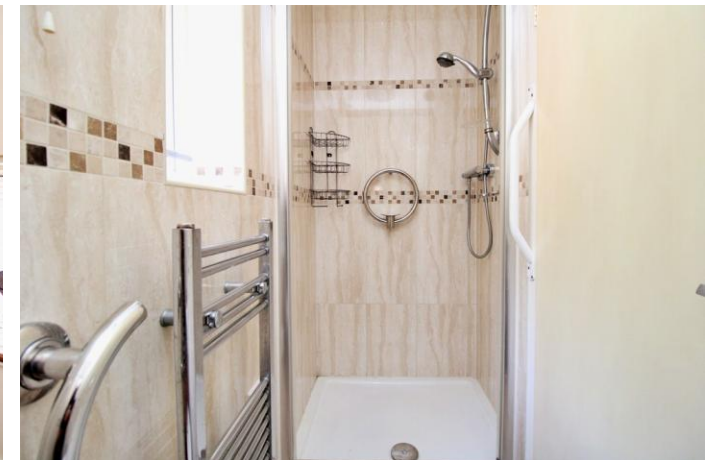
12' 11" x 10' 1" (3.94m x 3.07m)

BEDROOM THREE

7' 11" x 7' 7" (2.41m x 2.31m)

BATHROOM







8' 11" x 4' 9" (2.72m x 1.45m)

GARAGE

15' 11" x 8' 3" (4.85m x 2.51m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		