



**EDWARD KNIGHT**  
ESTATE AGENTS

56 SAUNTON ROAD, RUGBY, CV22 6BD

£209,950







## PROPERTY SUMMARY

We are delighted to offer for sale this spacious three-bedroom semi-detached family home, situated in the popular Overslade area of Bilton. The property is ideally positioned for commuters, with easy access to the M1, M6, and M45 motorway networks, and is just a short drive from Rugby train station, which offers mainline services to London Euston in under 50 minutes.

The well-presented accommodation briefly comprises an entrance hall, a living room with a feature fireplace, a dining room, a fitted kitchen, a rear porch, and a ground-floor W.C. To the first floor, there are two double bedrooms, a single bedroom, and a spacious family bathroom with a three-piece suite.

Externally, the property benefits from a front and large rear garden with a patio area.

Please note: This property is of British Iron and Steel Federation (BISF) construction. Interested buyers should confirm with their mortgage lender or broker that this construction type is acceptable to their lender.

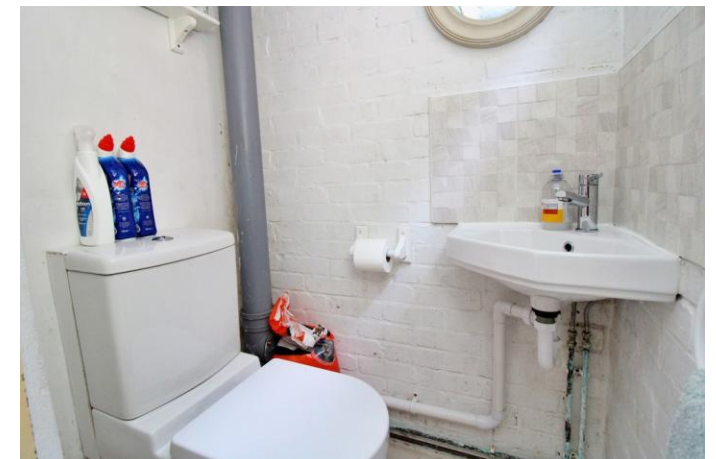
Viewings are strictly by appointment through Edward Knight's Regent Street office. The property is offered for sale with no onward chain.



## PROPERTY LOCATION

The property is located on the outskirts of Rugby, with a range of local amenities within walking distance, including a Co-op store, Sainsbury's, and Rokeby Post Office. Rugby town centre is just a short bus ride or a brisk walk away, offering a wider selection of high street shops, independent retailers, restaurants, and bars.

Excellent schooling options are available nearby, including Bawnmore Infant School, Bilton Junior School, and Rokeby Primary School. Independent education is provided by Crescent School and Bilton Grange Preparatory School, while secondary options include Harris Church of England Academy, Bilton School, Rugby High School for Girls, and Lawrence Sheriff School.











#### **ENTRANCE HALL**

12' 4" x 6' 8" (3.76m x 2.03m)

#### **LOUNGE**

13' 8" x 12' 1" (4.17m x 3.68m)

#### **KITCHEN**

10' 3" x 8' 5" (3.12m x 2.57m)

#### **DINING ROOM**

10' 3" x 8' 5" (3.12m x 2.57m)

#### **REAR LOBBY**

5' 1" x 4' 2" (1.55m x 1.27m)

#### **GROUND FLOOR CLOAKROOM**

4' 2" x 2' 9" (1.27m x 0.84m)

#### **STORAGE CUPBOARD**

#### **LANDING**

7' 2" x 5' 6" (2.18m x 1.68m)

#### **BEDROOM ONE**

14' 0" x 9' 8" (4.27m x 2.95m)

#### **BEDROOM TWO**

13' 4" x 8' 5" (4.06m x 2.57m)

#### **BEDROOM THREE**

9' 1" x 8' 6" (2.77m x 2.59m)

#### **BATHROOM**

7' 2" x 5' 5" (2.18m x 1.65m)

#### **FRONT & REAR GARDENS**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		