



EDWARD KNIGHT
ESTATE AGENTS

74 CARLTON ROAD, RUGBY, CV22 7PD

£239,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented two-bedroom semi-detached bungalow, situated in a highly sought-after residential location.

In brief, the accommodation comprises an entrance hall, a lounge featuring a fireplace, two well-proportioned bedrooms, and a bathroom fitted with a three-piece suite. The property further benefits from uPVC double glazing and gas-fired central heating to radiators.

Externally, the property boasts an established rear garden offering a good degree of privacy, while to the front there is a driveway providing off-road parking.

The bungalow is offered to the market with the added advantage of no onward chain.

LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about one mile south-west of Rugby town centre.



Carlton Road is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities and Rugby's town centre. Bilton 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.

The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school, Bilton Junior School and St Oswald's C of E Academy. For higher education there are two grammar schools, the Rugby High School for Girls is a fifteen minute walk away and Lawrence Sheriff School for Boys is easily reached in the town centre.

LOUNGE

14' 0" x 10' 0" (4.27m x 3.05m)

KITCHEN

9' 0" x 9' 0" (2.74m x 2.74m)

BEDROOM

12' 0" x 10' 1" (3.66m x 3.07m)

BEDROOM

9' 1" x 8' 1" (2.77m x 2.46m)

BATHROOM

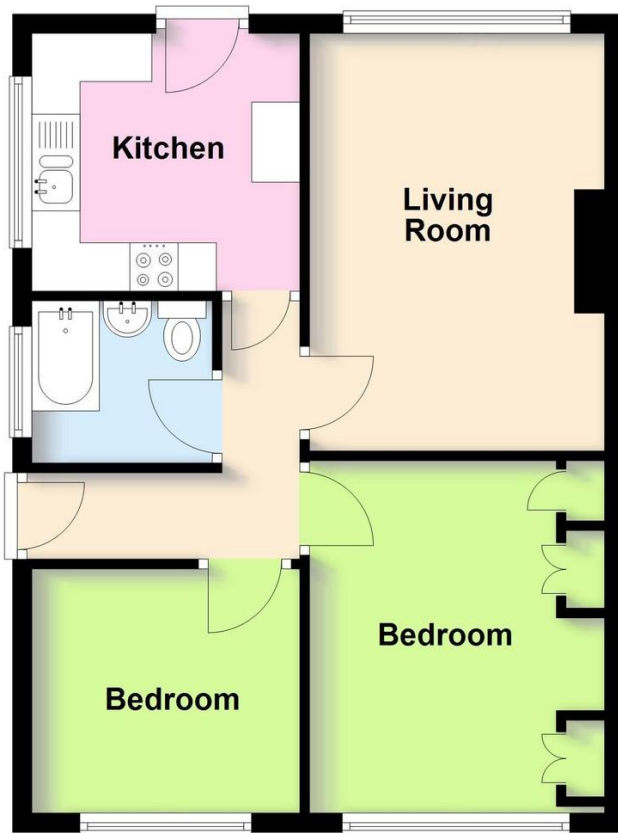
6' 1" x 5' 1" (1.85m x 1.55m)





Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 48.0 sq. metres (516.4 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		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		