



EDWARD KNIGHT
ESTATE AGENTS

2 JULIET DRIVE, WOODLANDS, RUGBY, CV22 6LY

£310,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this beautifully maintained three-bedroom semi-detached home, located in the highly sought-after area of Woodlands, Bilton, Rugby. The property is ideally positioned close to a range of local amenities, including a convenient parade of shops and stores, making it perfectly suited to a variety of buyers. The property benefits from a multitude of new improvements all in the last 5 years ranging to the lounge, downstairs study/bedroom, kitchen, bedrooms and extended upstairs bathroom.

This property is also included with a completed onward chain.

LOCATION

The Woodlands area of Rugby is one of the town's most sought-after residential locations, well regarded for its peaceful, family-orientated atmosphere, established tree-lined streets, and excellent access to local amenities. Set to the north-west of Rugby town centre, Woodlands offers a harmonious blend of convenience and community, making it an ideal setting for families, professionals, and those seeking a tranquil yet well-connected place to live.



The Woodlands community enjoys a wide selection of everyday conveniences, including local shops, supermarkets, cafes, and popular takeaways, while the town centre is just a short drive away and offers an extensive choice of restaurants, leisure facilities, gyms, and retail outlets. For outdoor enthusiasts, the area provides ample green spaces, walking routes, and access to nearby parks, offering ideal spots for relaxation, dog walking, and family activities.

Commuters will appreciate the excellent transport

connections. Rugby Train Station provides direct services to London Euston in under an hour, as well as frequent links to Birmingham, Coventry, and Northampton. Major road networks including the M1, M6, A14, and A5 are easily accessible, making Woodlands a convenient base for those needing regional or national travel.

Overall, the Woodlands area combines a welcoming residential feel with strong schooling options, a well-established community spirit, and outstanding transport links-making it a consistently desirable and well-connected part of Rugby.



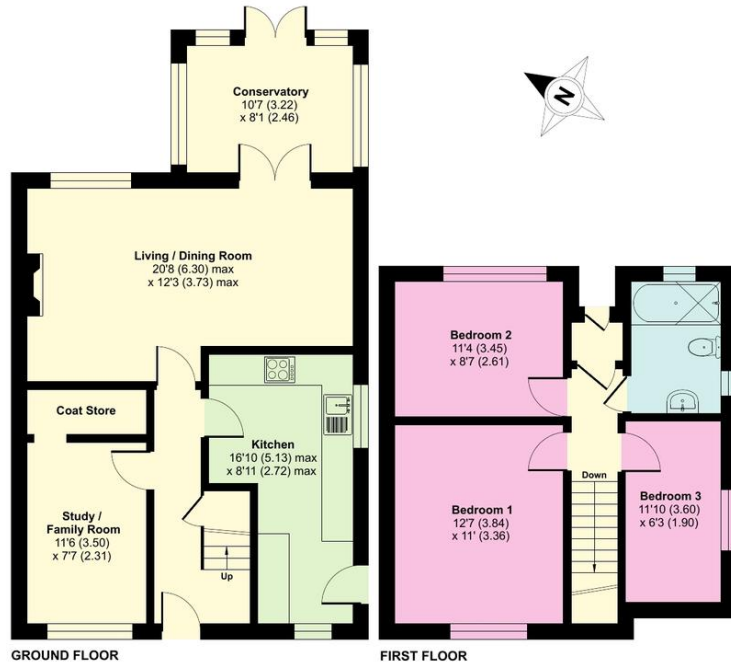




Juliet Drive, Rugby, CV22

Approximate Area = 1093 sq ft / 101.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2026. Produced for Edward Knight. REF: 1451122

