



EDWARD KNIGHT
ESTATE AGENTS

44 CHAUCER ROAD, HILLSIDE, RUGBY, CV22 5RP

GUIDE PRICE £285,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive three-bedroom semi-detached bungalow, offered to the market with no onward chain, and situated within the highly sought-after Hillside area of Rugby. Located in South Rugby, the property enjoys convenient access to the nearby Sainsbury's superstore, as well as the excellent amenities available within Bilton Village, Dunchurch Village, and Rugby town centre.

This well-maintained home occupies a generous plot and benefits from gas central heating via a combination boiler together with full uPVC double glazing throughout. Externally, the property offers an extensive driveway providing ample off-road parking and turning space, access to a detached single garage, and a sizeable rear garden predominantly laid to lawn with a patio seating area.

Internally, the accommodation comprises an entrance porch leading into a beautifully refitted contemporary-style kitchen featuring a range of integrated appliances and ample storage. There is a spacious living room with an attractive feature fireplace, three well-proportioned bedrooms, and a stylishly refitted modern shower room finished to a high standard.

The outside space is a particular feature of the property. The front garden provides extensive off-road parking, whilst the rear garden offers a private and secure environment enclosed by concrete post and timber fencing to all boundaries. The garden presents an excellent opportunity for those seeking outdoor relaxation



space, whilst also offering a blank canvas for keen gardeners and landscaping enthusiasts alike. The detached brick-built garage benefits from a modern roof and up-and-over door, making it ideal for additional storage or workshop use.

Viewing of this lovely bungalow is highly recommended and strictly by appointment only through the Edward Knight Regent Street team.

LOCATION

The property enjoys a prime position within one of Rugby's most established and sought-after residential areas, located just off the prestigious Dunchurch Road. Perfectly positioned for modern family living, the home is conveniently close to the nearby Sainsbury's Superstore, offering excellent day-to-day convenience alongside easy access to a range of local amenities and transport links.

Rugby town centre lies just over a mile away and provides an excellent selection of shopping, leisure, and dining facilities, including a thriving independent quarter with boutique stores, cafés, and restaurants, as well as popular high-street retailers. A regular local bus service, located only a short distance from the property, further enhances connectivity throughout the town.

For commuters, Rugby's mainline railway station offers fast and frequent services to London Euston in under 50 minutes, while the area is exceptionally well placed for access to the wider Midlands motorway network, including the A45, A5, A14, M1, and M6.

The location is also highly regarded for schooling,



with a range of well-respected state and private schools nearby, including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff School, Princethorpe College, and the renowned Rugby School.

Combining excellent local amenities, superb transport connections, and access to outstanding schools, this is a highly desirable location well suited to both family life and professional lifestyles.







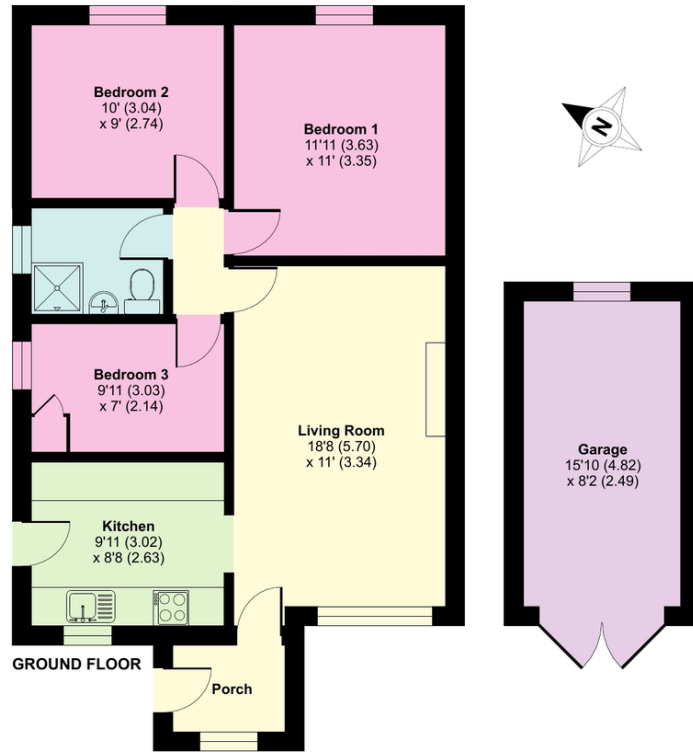
Chaucer Road, Rugby, CV22

Approximate Area = 693 sq ft / 64.4 sq m

Garage = 129 sq ft / 12 sq m

Total = 822 sq ft / 76.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 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). © richroom 2026. Produced for Edward Knight. REF: 1466567

