



EDWARD KNIGHT
ESTATE AGENTS

59 FREEMANTLE ROAD, RUGBY, CV22 7HZ

£220,000





PROPERTY SUMMARY

Edward Knight are delighted to present this charming two- bedroom end- terrace home, ideally positioned in the sought- after area of Bilton.

Occupying a generous plot, the property enjoys easy access to local shops, reputable schools, and excellent transport links.

The accommodation comprises an entrance porch and hallway, a welcoming lounge, and a bright breakfast kitchen. Upstairs offers two well- proportioned bedrooms and a modern bathroom.

Outside, there are gardens to both the front and rear, with ample parking to the rear for up to three vehicles and a detached double garage/workshop complete with power and lighting throughout.

This delightful home must be viewed to fully appreciate its space, setting, and potential.

LOCATION

The property is located in a southern suburb of Rugby located about 1.5 miles south-west of Rugby town centre. The Bilton area boasts an array of highly regarded first and secondary schooling including; Bawnmore, Henry Hinde & Bilton Junior. For higher education Rugby High School For Girls is a 15 minute walk away and Bilton High School is within a 10 minute walk.

PORCH

LIVING ROOM

10' x 14' 04" (3.05m x 4.37m)

KITCHEN

13' x 7' 06" (3.96m x 2.29m)

BATHROOM

BEDROOM 1

11' 02" x 13' (3.4m x 3.96m)

BEDROOM 2

7' x 7' 06" (2.13m x 2.29m)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		