65 Frobisher Road, Rugby, Warwickshire, CV22 7HS

HOWKINS & HARRISON

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Guide Price: £200,000

This well-presented two-bedroom end-of-terrace property is situated within a popular residential area, conveniently located within walking distance of local primary and junior schools, along with a range of local shopping amenities. The property further benefits from a single garage along with a parking space and a raised terraced garden, offering an attractive outdoor space ideal for relaxing and entertaining.

Features

- Popular residential location
- Well presented throughout
- Two bedrooms
- Open plan feel to the ground floor
- Enclosed terraced garden
- Walking distance to local amenities and schooling
- Garage and vehicular parking to rear
- Energy rating - D

Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and is ideally placed to access major road networks and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The village still retains some of its original character including a village green which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocus. The many amenities include two public houses, two supermarkets, a doctor's surgery, chemist, butchers, specialist cheese shop and three churches which include St Marks Church which dates back to the 14th century. Primary and junior schooling is available at Bilton Infant School and Bilton Junior School and further primary education is available at Crescent Independent School and Bilton Grange. Secondary schooling includes nearby Bilton School, Rugby High School for Girls, Lawrence Sheriff School for Boys as well as world famous Rugby School and Princethorpe College.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Ground Floor

The front entrance door opens into a useful porch, providing an ideal space for coats and shoes, with stairs rising to the first floor and a further door leading into the sitting room. The sitting room is particularly spacious and features a large window to the front elevation, affording plenty of natural light. Attractive wood-effect flooring adds to the contemporary feel, while the room flows seamlessly into the kitchen/breakfast room, creating a sociable open-plan living space. The kitchen is fitted with a modern range of base and eye-level units, offering ample cupboard and drawer storage. Integrated appliances include a four-ring gas hob with extractor fan over and space for a freestanding range style cooker, with additional space and plumbing for a washing machine, dishwasher and fridge/freezer. Tiled flooring and attractive metro-style splashback tiling complete the modern finish. A window overlooks the rear garden, while a door provides direct access to the outside.

First Floor

To the first floor are two bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is positioned to the front of the property and benefits from built-in cupboards and a large window flooding the room with light. Bedroom two is located to the rear and also benefits from built-in cupboards. The family bathroom is fully tiled and fitted with a modern white suite comprising a panelled bath with shower over, WC and pedestal wash hand basin.

Outside

To the front of the property is a fore garden with steps leading to the main entrance. To the rear, a paved area provides access via steps to a raised terraced garden, thoughtfully designed for low maintenance. The garden is complemented by a mixture of established and mature planting, helping to create an attractive setting with a good degree of privacy. The first paved terrace offers an ideal space for outdoor seating and al fresco dining, while further steps lead to a second terrace with a pergola, providing an excellent area for entertaining and summer barbecues. From here there is gated access to the single garage, which is situated to the rear of the property.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

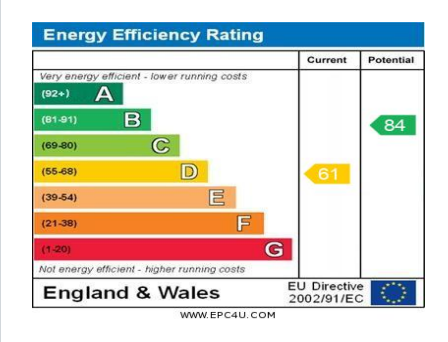
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



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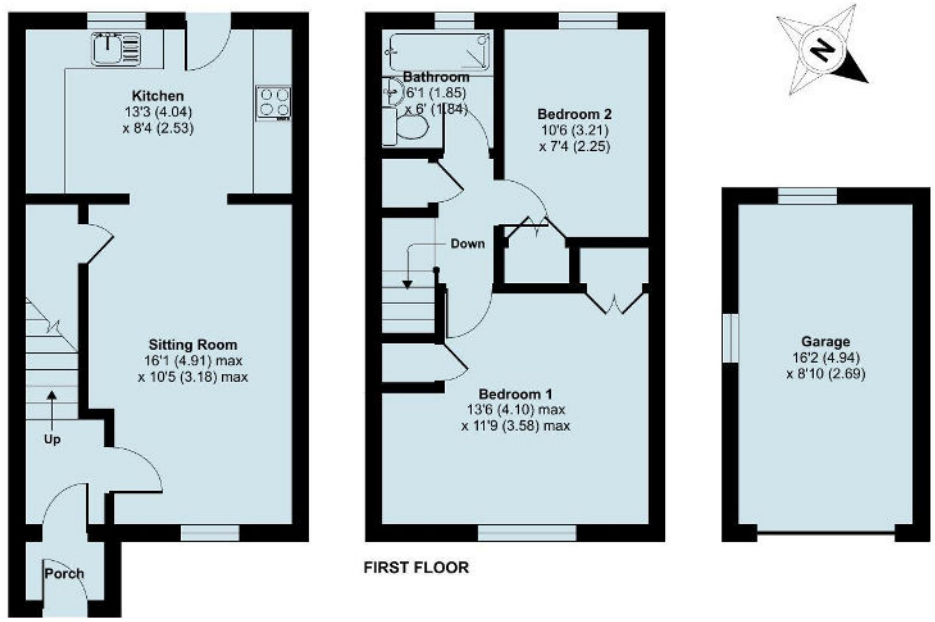
Approximate Area = 691 sq ft / 64.2 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 834 sq ft / 77.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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