



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£280,000

Located in

Rugby





# Carlton Road

Rugby | CV22 7PD



This beautifully renovated three-bedroom semi-detached home is located in the highly sought-after area of Bilton and is presented in immaculate condition throughout. The property offers three generous double bedrooms, two bathrooms, and a versatile games room/utility. It is conveniently positioned within easy reach of great schools, shops, and transport links, making it an ideal choice for a range of buyers.

Additional features also include newly installed double-glazed windows, ground floor WC, gas fireplace and a landscaped south-west facing garden.

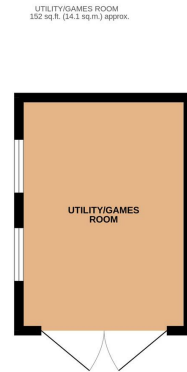
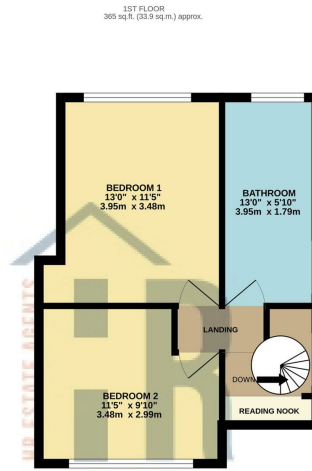
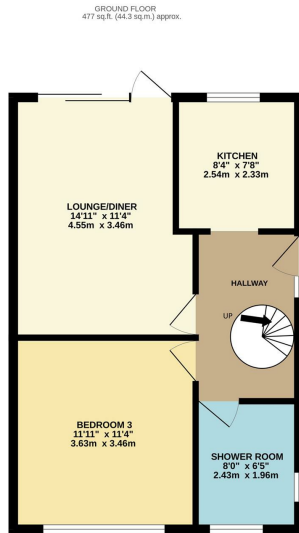
The home is comprised, entrance hallway, lounge/diner, kitchen, bathroom and bedroom on the ground floor. On the first floor there are two bedrooms and a bathroom. To the exterior of the home there is a driveway, carport, front and rear gardens as well as a games room/utility with power. A viewing is highly recommended.

# Carlton Road

£280,000 Freehold



- Three Bed Semi-Detached
- Three Double Bedrooms
- Games Room/Utility
- Driveway
- Fully Renovated
- Two Bathrooms
- New Windows



TOTAL FLOOR AREA : 994 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band C

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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