



EDWARD KNIGHT
ESTATE AGENTS

30 AVON COURT, AVON STREET, RUGBY, CV21 2LU

OFFERS OVER £179,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom home situated in the center of Rugby. In brief the accommodation comprises; entrance hall, cloakroom, kitchen/ diner, lounge, landing, three bedrooms and a storage room/ study. The property further benefits from a front driveway and low maintenance rear garden.

LOCATION

The property is situated close to Caldecott Park in Rugby Town Centre. It is within walking distance from Rugby Railway Station with its 50 minute commute time to Euston along with Rugby Town's many amenities which include; the Clock Tower Shopping Centre, cafes, restaurants and bars.

ENTRANCE HALL

Enter via double glazed composite front door and has stairs that rise to the first floor, wall mounted radiator, tiled flooring, storage cupboard and doors onto ground floor accommodation.

GUEST WC

There is a low flush W C, wash hand basin, radiator, tiling to flooring and splashbacks and uPVC double glazed window to the side.

KITCHEN/DINER

16' 3" x 9' 5" (4.95m x 2.87m)

Is fitted with a range of base and wall mounted units with roll top work surfaces, stainless steel one and half bowl sink drainer unit with mixer tap, integrated gas hob with cooker hood over and integrated eclectic oven, space for fridge/ freezer and washing machine. There is tiling to flooring and splashbacks, a radiator and a uPVC double glazed window to the front.



LOUNGE

12' 8" x 15' 8" (3.86m x 4.78m)

Has a uPVC double glazed window and patio doors to the rear aspect, laminate flooring, gas fire, radiator and television point.

FIRST FLOOR LANDING

Stairs rise from the hallway to the first floor landing which has a uPVC double glazed window to the side aspect and provides access to a family bathroom and three bedrooms and a large storage cupboard/ potential study.

STORAGE / STUDY

4' 4" x 5' 4" (1.32m x 1.63m)

MASTER BEDROOM

12' 9" x 8' 7" (3.89m x 2.62m)

Has a uPVC double glazed window to the rear, radiator and built in wardrobes.

BEDROOM TWO

11' 8" x 9' 5" (3.56m x 2.87m)

Has a uPVC double glazed window to the front, radiator and built in wardrobes.

BEDROOM THREE

9' 6" x 6' 10" (2.9m x 2.08m)

Has a uPVC double glazed window to the rear and a radiator.

SHOWER ROOM

Has a double shower cubical with electric powered shower, wash hand basin with vanity unit and low flush W.C. There is also a heated towel rail, tiling to flooring, partly tiled walls and a uPVC double glazed opaque window to the front.



OUTSIDE

To the front of the property there is a tarmac driveway with parking for two cars which leads into a single garage. The garage has a up and over door and power and lighting connected.

The rear garden is low maintenance with a patio area, raised flower beds and brick wall surrounds. There is a door onto the garage and gated access to the side.



