



EDWARD KNIGHT
ESTATE AGENTS



58 Winfield Street, Rugby, CV21 3SH

Offers Over £150,000

Edward Knight Estate Agents are pleased to offer for sale this two-bedroom terrace property ideal for a first time buyer or an investor. The property is situated within walking distance of Rugby Town Centre and the train station as well as local amenities and good schooling.

The property comprises of: Open plan lounge diner, kitchen, Two double bedrooms, first floor bathroom and low maintenance rear garden.

The property is being sold with NO CHAIN.

Please call Edward Knight Estate Agents on 01788 543222 to arrange viewings.

- NO CHAIN
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT
- CLOSE TO TOWN CENTRE



Property Description

ENTRANCE PORCH

Door to front aspect. Door leading onto:

LOUNGE/DINER

28' 1" x 11' 1" (8.56m x 3.38m)

uPVC double glazed to front and rear aspects. Radiator. Television and telephone points. Stairs rising to first floor. Under stairs storage cupboard. Door onto:

KITCHEN

16' 5" x 5' 8" (5m x 1.73m)

Wall and base units with works surfaces over. Stainless steel sink and drainer unit with a mixer tap. Free standing gas cooker. Space for under counter fridge and washing machine. Partly tiled walls and flooring. Windows to side aspect. Door to side aspect.

FIRST FLOOR LANDING

Doors onto bedrooms and bathroom. Loft access. Wooden flooring

BEDROOM ONE

11' 1" x 11' 1" (3.38m x 3.38m)

uPVC double glazed window to front aspect. Radiator. Solid wood flooring





BEDROOM TWO

11' 1" x 7' 8" (3.38m x 2.34m)

uPVC double glazed window to rear aspect.
Radiator. Solid wood flooring.

BATHROOM

9' 4" x 5' 8" (2.84m x 1.73m)

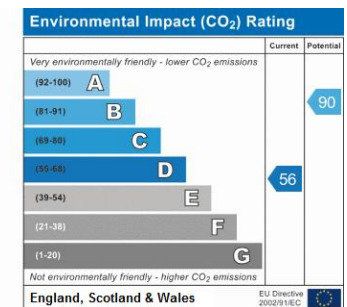
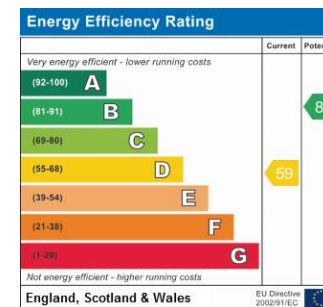
Panelled bath with mixer tap and shower over. Low level WC. Wash hand basin. Solid wood flooring. Partly tiled walls. Radiator. uPVC double glazed opaque window to rear aspect.



GARDEN

Low maintenance with gravelled areas and patio areas. Timber built shed. Timber built fencing surrounds. Gated access to the side with security gate.





14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
01788 543222
sales@edwardknight.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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