



**EDWARD KNIGHT**  
ESTATE AGENTS

1 VICARAGE ROAD, RUGBY, CV22 7AJ

£220,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this attractive three-bedroom semi-detached home which is situated on a quiet cul de sac street on the edge of Rugby's town centre. This well-kept 1930's semi-detached property has a variety of original features and stunning circular bay window which overlooks a pretty fore-garden. The rear of the property is both mature and private and has a patio area with lawned garden beyond.

### LOCATION

The property is located on Vicarage Road, whilst being within walking distance of the town centre shopping areas, the road itself is quiet and hidden away from both pedestrian and vehicular traffic.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten-minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.





## GROUND FLOOR

The entrance hall has an eye catching original Oak floor, a staircase which rises to the first floor and doors into the kitchen and main reception rooms. The lounge has a stunning bay window overlooking the fore garden, a feature fireplace and beautiful exposed floorboards which continue into the dining room. The dining room has door door that leads into a sunroom which overlooks the rear garden and has a sliding door which provides access to the patio area. The kitchen is an L-shape design and has a range of units and a spacious work surface as well as various integrated appliances.

### ENTRANCE HALL

### LOUNGE

13' 1" x 11' 9" (3.99m x 3.58m)

### DINING ROOM

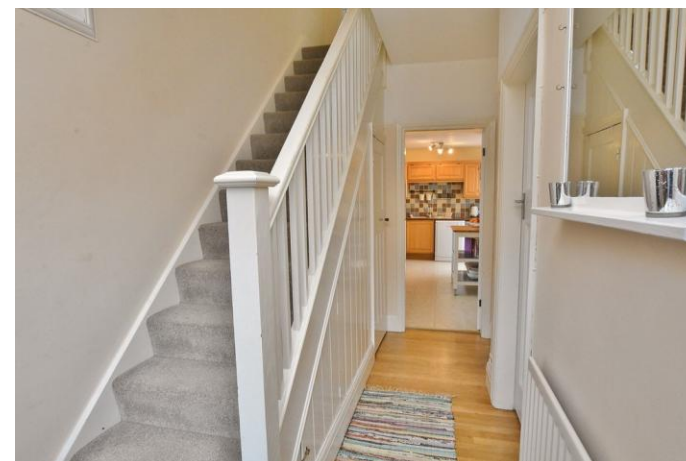
11' 11" x 10' 10" (3.63m x 3.3m)

### KITCHEN

15' 6" x 9' 4" (4.72m x 2.84m)

### SUN ROOM

8' 9" x 8' 7" (2.67m x 2.62m)











### FIRST FLOOR

The landing is both bright and airy and features lovely original architraves and doors into all of the first-floor accommodation. The master bedroom is located above the lounge and similarly has a stunning circular bay window and stripped wood floor. Bedroom three also overlooks the fore garden, whilst bedroom two has built in wardrobes and overlooks the rear garden. The family bathroom has a white suit with bath and shower over, a pedestal wash hand basin and WC.

### MASTER BEDROOM

13' 7" x 12' 9" (4.14m x 3.89m)

### BEDROOM TWO

11' 9" x 11' 7" (3.58m x 3.53m)

### BEDROOM THREE

7' 6" x 6' 1" (2.29m x 1.85m)

### FAMILY BATHROOM

6' 2" x 6' 2" (1.88m x 1.88m)



### OUTSIDE

The fore-garden is beautiful and has a variety of well stocked, mature plants and shrubs. The rear garden is private and has a seating area and timber framed shed.



