



EDWARD KNIGHT
ESTATE AGENTS

10 ACADEMY DRIVE, RUGBY, CV21 3UF

£230,000





PROPERTY SUMMARY

A modern Semi-Detached home located close to Hillmorton, but also within walking distance of the Town Centre and Railway Station. Served by several good & popular schools this well presented property briefly comprises : Entrance Lobby, Lounge, Kitchen/Diner, Guest WC, Three Bedrooms, One En-Suite and a Family Bathroom. Additionally the property benefits from a low maintenance front garden, a Driveway to the side for 2 vehicles and a pleasant lawned rear garden.

LOCATION

Located on the Hillmorton side of Rugby within close proximity to local amenities including; shops, eateries, pharmacy's and good schooling. Rugby also offers convenient transport links with good access to major motorways including M1 and M6 and a Railway Station with links to London in only 50 minutes.

ENTRANCE LOBBY

Enter the property via part obscure composite front door into the entrance lobby which has ceramic tiled flooring, wall mounted radiator, door to lounge and further accommodation and a door the guest WC.

GUEST WC

Has a pedestal wash hand basin with mixer tap, low flush WC, wall mounted radiator, extractor fan and ceramic tiled flooring.

LOUNGE

13' 11" x 11' 2" (4.24m x 3.4m)

Has a uPVC double glazed window to the front, wall mounted radiator, telephone point and a door to the inner lobby.

INNER LOBBY

Has stairs rising to the first floor and a door onto the kitchen diner.



KITCHEN DINER

14' 11" x 8' 10" (4.55m x 2.69m)

There is a uPVC double glazed window and French doors onto the rear patio and garden. ceramic tiled flooring and a built in storage cupboard. The kitchen is fitted with a full range of base and eye level units with work surfaces over, an inset one and a half bowl stainless steel sink and drainer with mixer tap. It also has an integrated cooker, hob and extractor as well as space and plumbing for mashing machine, dishwasher, space for fridge/ freezer.

FIRST FLOOR LANDING

Provides access to bedrooms, bathroom and loft access hatch

BEDROOM ONE

9' 10" inc wardrobes x 11' 2" (3m x 3.4m)

Has a uPVC double glazed window overlooking the garden, fitted wardrobes , a wall mounted radiator and a door to en-suite.

BEDROOM TWO

10' 5" x 7' 5" (3.18m x 2.26m)

Has a uPVC double glazed window to the front aspect and a wall mounted radiator

ENSUITE

Has a opaque uPVC double glazed window to rear aspect, wall mounted radiator, extractor fan and a suite comprising of a double fully tiled shower cubical, low flush WC and pedestal wash hand basin.

BEDROOM THREE

7' 2" x 6' 11" (2.18m x 2.11m)

Has a uPVC double glazed window to the front aspect and a wall mounted radiator.

BATHROOM

There is a suite comprising of; a pedestal wash hand



basin with mixer tap, low flush WC and panelled bath with main shower over and tiling to splash backs. There is also a wall mounted radiator and an extractor fan.

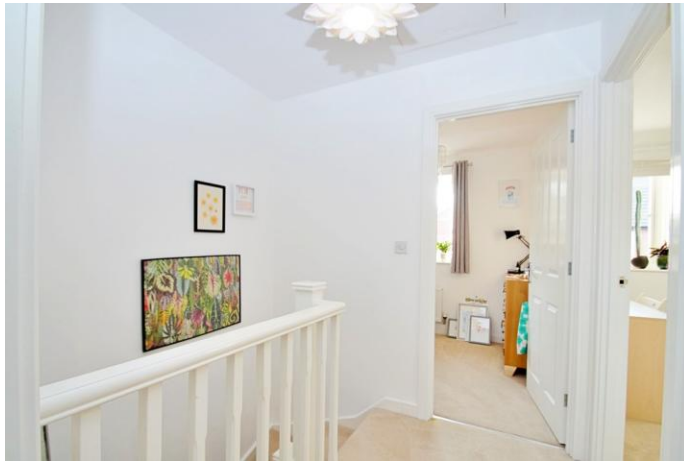
OUTSIDE FORE-GARDEN

Low maintenance, lawned front garden with flower and shrub border. There is a small gravelled area and a paved pathway leading to the front door. .

DRIVEWAY







Tarmac driveway to the side that provides off road parking for two vehicles and has a wooden pedestrian access gate that leads to the rear garden

REAR GARDEN

Is enclosed by timber fencing to all boundaries and is mainly laid to lawn. It has an initial patio and the afore-mentioned pedestrian side access gate.



