



EDWARD KNIGHT
ESTATE AGENTS

33 DAVENTRY ROAD, BARBY, RUGBY, CV23 8TP

£260,000 FREEHOLD





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this semi-detached bungalow in Barby. This three-bedroom property requires modernisation throughout the accommodation and is being offered to the market with no onward chain.

The accommodation includes a spacious entrance hall, lounge, three bedrooms, family bathroom, kitchen, garage and workshop. Externally is an enviable front and rear garden, the fore-garden provides parking for several vehicles as well as a mature lawned space with hedge rows whilst the rear garden is very large for a property of this type, it is also extremely private and backs onto countryside.

LOCATION

Barby village has a garden centre and separate plant nursery, village store and post office, village hall and church, pre-school, and primary school and finally The Arnold Arms public house which is located in the very centre of the village. There is a wide range of shopping available in nearby Rugby, situated approximately five miles away, with a regular bus service. Within Rugby there is a Virgin Train service giving access to Euston, London in under an hour. Due to the excellent road network surrounding Rugby, there is also good access to Southam, Daventry, Leamington, Northampton, Warwick, Coventry and further afield in Milton Keynes.



ENTRANCE HALL

15' 7" x 3' 8" (4.75m x 1.12m)

BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.05m)

BEDROOM THREE

7' 5" x 9' 10" (2.26m x 3m)

MASTER BEDROOM

12' 3" x 12' 6" (3.73m x 3.81m)

LIVING ROOM

13' 2" x 12' 4" (4.01m x 3.76m)

BATHROOM

8' 8" x 6' 4" (2.64m x 1.93m)

KITCHEN

12' 5" x 8' 2" (3.78m x 2.49m)

UTILITY ROOM

8' 7" x 13' 6" (2.62m x 4.11m)

OUTSIDE

GARAGE

8' 3" x 17' 8" (2.51m x 5.38m)







