



EDWARD KNIGHT
ESTATE AGENTS

13 WOODRUFF CLOSE, RUGBY, CV23 0FN

£300,000





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate three bedroom semi-detached property situated in the sought after location of Coton Park which is convenient for a range of amenities to include Rugby's Retail parks, the Midland motorway network and Rugby railway station which offers regular services to Birmingham New Street and London Euston.

In brief the accommodation comprises of entrance hall, lounge, kitchen/dining room and cloakroom/W.c. To the first floor there are three well-proportioned bedrooms with built in wardrobes and one en suite shower room. Externally there are front and rear gardens, a car port and off-road parking.



LOCATION

Coton Park is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Warwickshire Wildlife Trust Swift Valley Park Nature Reserve is just a short distance away similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's.







LOUNGE

18' 9" x 10' 0" (5.72m x 3.05m)

KITCHEN/DINER

17' 7" x 12' 4" (5.36m x 3.76m)

BEDROOM ONE

11' 3" x 10' 3" (3.43m x 3.12m)

ENSUITE

BEDROOM TWO

10' 4" x 9' 4" (3.15m x 2.84m)

BEDROOM THREE

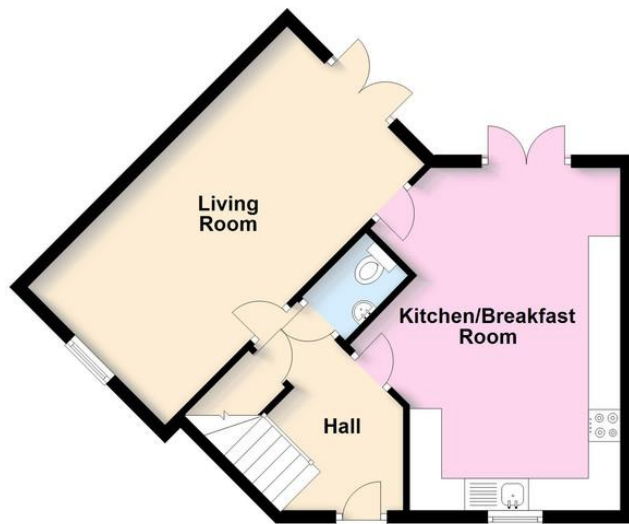
9' 0" x 7' 0" (2.74m x 2.13m)

FAMILY BATHROOM

CARPORT



Ground Floor
Approx. 46.0 sq. metres (495.5 sq. feet)



First Floor
Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 92.1 sq. metres (990.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		