



EDWARD KNIGHT
ESTATE AGENTS

31 RAINSBROOK AVENUE, RUGBY, CV22 5HB

OFFERS OVER £325,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this extended character property, which is located on one of the area's most desirable roads. Rainsbrook Avenue is a hotspot for growing families thanks to its vast array of excellent schooling and close by amenities.

This versatile property has been well maintained by the current owner and includes an entrance porch, cloakroom/ w.c, entrance hall, lounge (currently used as home office) , sitting room, fitted kitchen and dining room/family room. To the first floor there are three well-proportioned bedrooms and a family bathroom with a white suite. The property benefits from gas fired central heating and Upvc double glazing. Externally the property offers a good-sized south facing rear garden, front garden, off road parking and garage.

Please call Edward Knight Estate Agents for an appointment for Saturday 23rd March.



LOCATION

The Paddox Estate, Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, pharmacy, beauticians, hairdressers, veterinary and a range of amenities and bespoke stores, all of which are on the door step of this property.

Schooling includes the ever-popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated primary school, Paddox Primary School, Abbots Farm Infant and Junior School and English Martyrs Catholic Primary School. The world-famous Rugby School is also a short drive away.

Walkers will benefit greatly from this property's location, situated on the edge of Hillmorton, there are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton Locks which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.

The property is less than 2 miles from Rugby railway station and 50 minutes from central London by train.





ENTRANCE PORCH

9' 2" x 2' 9" (2.79m x 0.84m)

ENTRANCE HALL

11' 8" x 3' 4" (3.56m x 1.02m)

CLOAKROOM/ WC

5' 5" x 2' 8" (1.65m x 0.81m)

LOUNGE (CURRENTLY USED AS HOME OFFICE)

11' 8" x 11' 4" (3.56m x 3.45m)

SITTING ROOM

12' 7" x 11' 8" (3.84m x 3.56m)

FAMILY/ DINING ROOM

18' 2" x 9' 1" (5.54m x 2.77m)

KITCHEN

14' 6" x 8' 1" (4.42m x 2.46m)

BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m)

BEDROOM

10' 4" x 9' 5" (3.15m x 2.87m)

BEDROOM

8' 4" x 8' 1" (2.54m x 2.46m)

BATHROOM

8' 3" x 6' 5" (2.51m x 1.96m)

Ground Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.7 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating

| | Current | Potential |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |