



EDWARD KNIGHT
ESTATE AGENTS

2 RUGBY ROAD, HARBOROUGH MAGNA, RUGBY, CV23 0HL

£215,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two bedroom terraced property in one of the areas most sought after villages, Harborough Magna. This property boasts a particularly large garden with open views of beautiful rolling countryside beyond.

In brief the ground floor includes an entrance hall, spacious living room with feature log burner and re-fitted kitchen/dining room. On the second floor there is two well proportioned bedrooms and a spacious re-fitted family bathroom.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Harborough Magna is a beautiful village and parish in Warwickshire, located approximately 4 miles North-West of Rugby on the B4112. The village offers a church, an excellent pub/gastro restaurant, a nursery and toddler group and a Parish Council with numerous organised village events. Near by village Stretton-under-Fosse is home to the award winning Malt Kiln Farm Shop which includes the Revel Bakery.

There are various motorway connections to include the M6, M1, M69 and the M40, all within 15 miles, giving access to London, Birmingham, Coventry and Oxford.

Rugby railway station offers a direct fast train to London Euston (under 50 minutes) and Birmingham (under 39 minutes).

Schools include the highly regarded Revel C of E Primary in Monks Kirby. Senior schools are located in Rugby (including Grammar Schools Lawrence Sheriff and Rugby High). Independent education can be found at Rugby School, Princethorpe and Bilton Grange (co-ed Preparatory).

Sporting and recreational facilities in the area include golf in Rugby at Whitefields Golf Club, Forest of Arden (Meriden), Staverton Park Golf (Daventry); fishing and sailing at Draycote Reservoir; racing at Warwick, Stratford-upon-Avon and Towcester. Tennis in Rugby and Coventry.

LIVING ROOM

14' 5" x 13' 7" (4.39m x 4.14m)

KITCHEN/DINING ROOM



16' 2" x 7' 10" (4.93m x 2.39m)

MASTER BEDROOM

13' 7" x 11' 1" (4.14m x 3.38m)

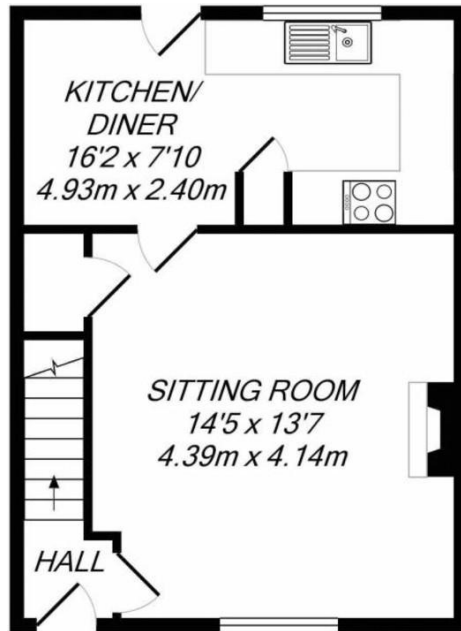
BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.69m)

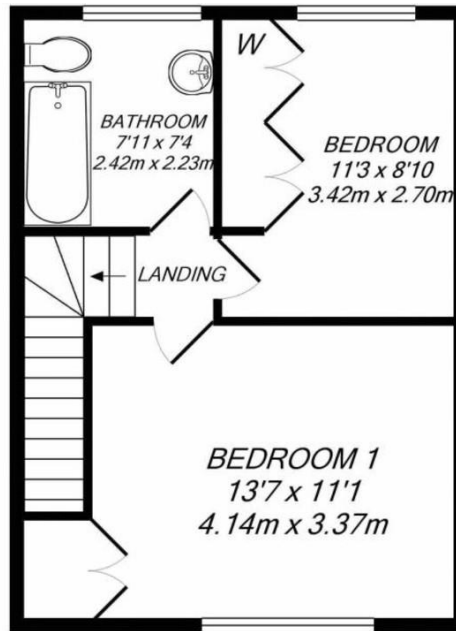
BATHROOM

7' 11" x 11' 1" (2.41m x 3.38m)





GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 721 SQ.FT. (66.9 SQ.M.)
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