



**EDWARD KNIGHT**  
ESTATE AGENTS

43 GRASMERE CLOSE, RUGBY, CV21 1LR

£215,000





#### PROPERTY SUMMARY

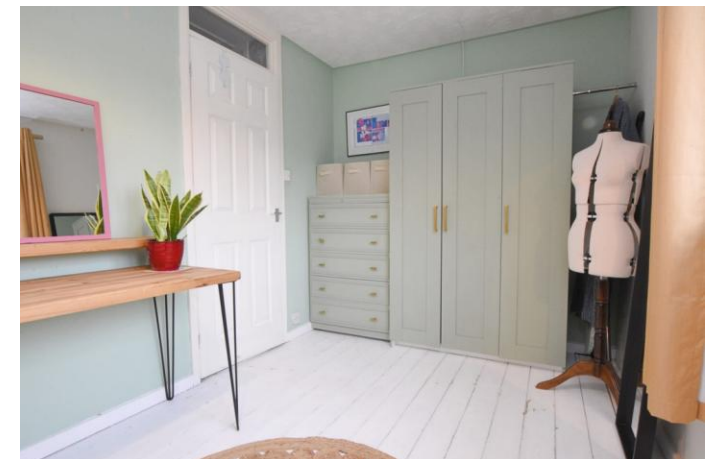
Edward Knight Estate Agents are pleased to present this well presented three bedroom property in Brownsover. This fantastic home is being offered to the market in great condition throughout the accommodation, which includes an entrance hall, utility room, kitchen/dining room, living room, first floor family bathroom and three well proportioned bedrooms. Externally there is a good sized garden, as well as an open aspect green area to the front of the property, ideal for dog walkers.



## LOCATION

Brownsover is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6, A5 and A14 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 excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve and Great Central Railway Nature Reserve are 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. The property is within walking distance to a range of local shops and a doctor's surgery, it is also close to main bus routes.







**ENTRANCE HALL**

12' 2" x 2' 9" (3.71m x 0.84m)

**UTILITY ROOM**

6' 5" x 5' 5" (1.96m x 1.65m)

**LOUNGE**

11' 7" x 11' 5" (3.53m x 3.48m)

**KITCHEN/DINING ROOM**

21' 6" x 7' 4" (6.55m x 2.24m)

**LANDING**

**BEDROOM ONE**

13' 7" x 8' 8" (4.14m x 2.64m)

**BEDROOM TWO**

12' 7" x 7' 8" (3.84m x 2.34m)

**BEDROOM THREE**

11' 4" x 5' 6" (3.45m x 1.68m)

**BATHROOM**

5' 5" x 4' 9" (1.65m x 1.45m)

**W.C**

4' 7" x 2' 7" (1.4m x 0.79m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		