







#### PROPERTY SUMMARY

We are delighted to offer for sale this immaculate, two bedroom mid terraced property which is situated in a central location just off the Lawford Road. The property is considered an ideal first time or investment purchase and has the added benefit with being offered with no chain.

The accommodation comprises of an entrance hall, modern, fitted kitchen, spacious living/dining room, cloakroom/W.C and two well proportioned bedrooms and family bathroom. The property benefits from gas fire central heating to radiators and UPVC double glazing. Externally, this property has one allocated parking space and a small, low maintenance rear garden.

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



### LOCATION

The property is perfectly located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.

Rugby railway station – approximately 1.7 miles

Elliot's Field Retail Park – approximately 1.2 mile

M6 Junction 1 – approximately 5 miles

### ENTRANCE HALL

11' 1" x 4' 0" (3.38m x 1.22m)

### W.C

6' 1" x 3' 0" (1.85m x 0.91m)

### KITCHEN

11' 11" x 5' 1" (3.63m x 1.55m)

### LIVING/DINING ROOM

12' 1" x 13' 1" (3.68m x 3.99m)

### BEDROOM ONE

12' 1" x 9' 1" (3.68m x 2.77m)

### BEDROOM TWO

12' 1" x 8' 1" (3.68m x 2.46m)

### BATHROOM

5' 1" x 6' 1" (1.55m x 1.85m)





Score	Energy rating	Current	Potential
92+	A	84 B	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		