



EDWARD KNIGHT
ESTATE AGENTS

4A LUTTERWORTH ROAD, PAILTON, RUGBY, CV23 0QE

£200,000





PROPERTY SUMMARY

We are delighted to present this charming two bedroom mid terraced home located within the sought after village, Pailton. In brief the accommodation comprises of an entrance hall, W.C, fitted kitchen with integrated appliances, bright, spacious living room with door leading onto the rear garden. To the first floor there are two well proportioned bedrooms, both benefitting from fitted wardrobes and a family bathroom. Externally, there is a private rear garden with decked patio area, ideal for alfresco dining. The property further benefits from parking round the back of the property.

Viewings for this property are strictly by appointment with Edward Knight Estate agents, please contact our Rugby offices on 01788 543222 to arrange your viewing.

LOCATION

Pailton is a pretty village situated about 6.5 miles North West of Rugby and 5.6 miles from Lutterworth. Sought after local schooling is available at the very popular Revel school and there is a more comprehensive range of excellent second schooling in Rugby and Lutterworth. The property is well positioned for the midland motorway network, making it ideal for the commuter with rail links from Rugby including the regular high speed service to London Euston.



ENTRANCE HALL

11' 6" x 3' 6" (3.51m x 1.07m)

KITCHEN

8' 4" x 7' 6" (2.54m x 2.29m)

LIVING ROOM

15' x 11' 5" (4.57m x 3.48m)

W.C**LANDING**

5' x 6' (1.52m x 1.83m)

BEDROOM ONE

11' 10" x 9' 3" (3.61m x 2.82m)

BEDROOM TWO

10' 5" x 6' 7" (3.18m x 2.01m)

BATHROOM

7' 8" x 4' 8" (2.34m x 1.42m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		