



EDWARD KNIGHT
ESTATE AGENTS

6 SANDOWN ROAD, RUGBY, CV21 3LG

£199,950





PROPERTY SUMMARY

We are delighted to offer for sale this well presented, three bedroom terraced property situated within Rugby's Town Centre, this property would be ideal for commuters being just a one minute walk away from Rugby's Train Station.

In brief, the accommodation comprises of a living room, dining room, fitted kitchen, utility/lobby. To the first floor there are three well proportioned bedrooms and bathroom with hip bath. The property further benefits from gas central heating isystem "smart" which is controllable remotely through an app, the living/kitchen/utility and shower room all have underfloor heating. Externally there is a low maintenance paved garden.

The property is being offered for sale with no onward chain, viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street office.

LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.



Rugby is conveniently situated in close proximity to major rail and road links. The property is just a one minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

LIVING ROOM

12' 10" x 10' 5" (3.91m x 3.18m)

DINING ROOM

10' 11" x 10' 9" (3.33m x 3.28m)

KITCHEN

13' 6" x 5' 7" (4.11m x 1.7m)

LOBBY/UTILITY

5' 6" x 4' 5" (1.68m x 1.35m)

SHOWER ROOM

3' 9" x 2' 6" (1.14m x 0.76m)

BEDROOM ONE

12' 5" x 11' 0" (3.78m x 3.35m)

BATHROOM

9' 4" x 6' 0" (2.84m x 1.83m)

BEDROOM TWO

11' 9" x 5' 8" (3.58m x 1.73m)

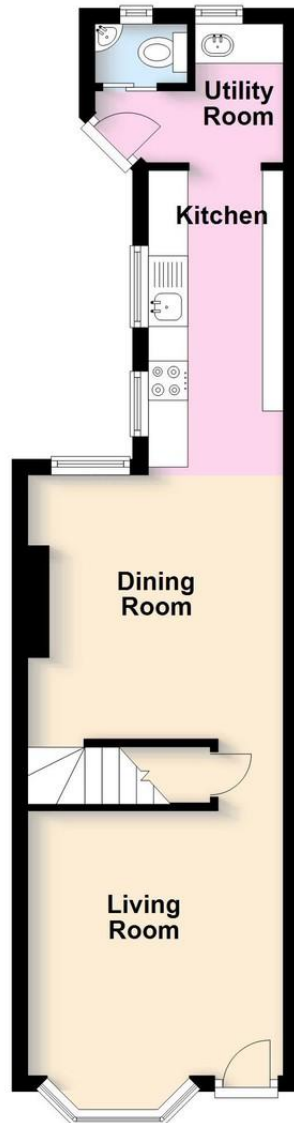
BEDROOM THREE

9' 7" x 7' 5" (2.92m x 2.26m)



Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.4 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 sq. feet)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		