



EDWARD KNIGHT
ESTATE AGENTS

4 SCAFELL, RUGBY, CV21 1QB

OFFERS OVER £200,000





PROPERTY SUMMARY

We are delighted to present this well presented two bedroom mid terraced property located within a quiet cul de sac in Brownsover, Rugby. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schools for all ages.

In brief the accommodation comprises of an entrance hall, light and airy living room, fitted kitchen/dining room, two well proportioned bedrooms and a family bathroom with a modern three piece white suite. Externally, the rear garden is prominently laid to lawn with perennial borders and garden shed with power and lighting connected, it has been well maintained by the current owners. The property further benefits from gas fired central heating to radiators and UPVC double glazing. To the front of the property is a block paved driveway providing ample off road parking leading to a single garage which has power lighting and heating connected.

Viewing is highly recommended, please call Edward Knight's Rugby offices to book an appointment.

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

9' 1" x 3' 10" (2.77m x 1.17m)

LIVING ROOM

14' 1" x 10' 1" (4.29m x 3.07m)

KITCHEN

15' 1" x 7' 10" (4.6m x 2.39m)

BEDROOM ONE

12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM TWO

9' 1" x 9' (2.77m x 2.74m)

BATHROOM

5' 1" x 6' 2" (1.55m x 1.88m)

GARAGE

17' 1" x 8' 1" (5.21m x 2.46m)





Ground Floor



First Floor



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