



**EDWARD KNIGHT**  
ESTATE AGENTS

20 HILL STREET, RUGBY, CV21 2NB

£170,000







#### PROEPRTY SUMMARY

We are delighted to offer for sale this two bedroom, mid terraced town house conveniently located for Rugby town centre and train station.

In brief the property comprises of a entrance porch, living room, dining room, fitted kitchen, rear lobby, downstairs bathroom and two double bedrooms. The property further benefits from gas fired central heating, uPVC double glazing and a low maintenance rear yard it is also being offered to the market with no onward chain.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.

#### LOCATION

The property is ideally 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 and restaurants. Rugby train station is also within walking distance and offers a regular fast 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 vast choice of both junior and senior schooling nearby which includes Lawrence Sheriff grammar school for boys.



**ENTRANCE PORCH**

2' 11" x 3' 5" (0.89m x 1.04m)

**LIVING ROOM**

14' 11" x 11' 11" (4.55m x 3.63m)

**DINING ROOM**

11' 5" x 11' 10" (3.48m x 3.61m)

**KITCHEN**

8' 10" x 10' 4" (2.69m x 3.15m)

**REAR LOBBY**

5' 3" x 2' 8" (1.6m x 0.81m)

**BATHROOM**

4' 8" x 8' 8" (1.42m x 2.64m)

**FIRST FLOOR**

**MASTER BEDROOM**

13' 8" x 11' 11" (4.17m x 3.63m)

**BEDROOM TWO**

11' 11" x 11' 6" (3.63m x 3.51m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		