



**EDWARD KNIGHT**  
ESTATE AGENTS

12 STATION ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BT

£259,950







## PROPERTY SUMMARY

We are delighted to present this three bedroom terraced property located within the sought after village of Clifton Upon Dunsmore. Situated on the popular Station Road, the property benefits from excellent local school catchments, established recreational grounds and beautiful countryside views.

In brief, the accommodation is set over three floors, the ground floor comprises of an entrance hall, living room and kitchen/diner with stunning views overlooking the rear garden. To the first floor there are two well proportioned bedrooms and family bathroom and a further bedroom to the second floor with ensuite shower room.

Externally, this charming property boasts an expansive garden backing onto beautiful farmland, allowing you to enjoy its tranquillity in complete privacy. The garden also has a self contained home office and patio area.. To the front of the property there is a driveway with ample off-road parking.



Viewing is essential to appreciate this property on offer, viewings for this property are strictly by appointment with Edward Knight Estate Agents Rugby offices.

## LOCATION

Clifton-upon-Dunsmore is a popular well regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.

There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.









## GROUND FLOOR

### LIVING ROOM

14' 4" x 13' 8" (4.37m x 4.17m)

### KITCHEN/DINER

7' 10" x 6' 6" (2.39m x 1.98m)

## FIRST FLOOR

### BEDROOM TWO

13' 6" x 11' 2" (4.11m x 3.4m)

### BEDROOM THREE

11' 2" x 8' 8" (3.4m x 2.64m)

### BATHROOM

7' 5" x 8' 0" (2.26m x 2.44m)

## SECOND FLOOR

### MASTER BEDROOM

13' 0" x 11' 8" (3.96m x 3.56m)

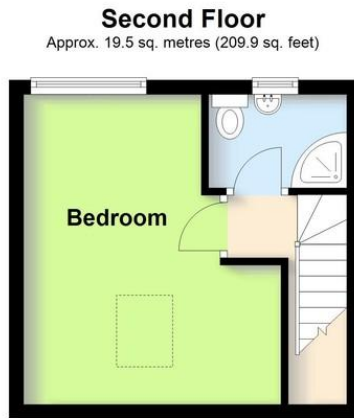
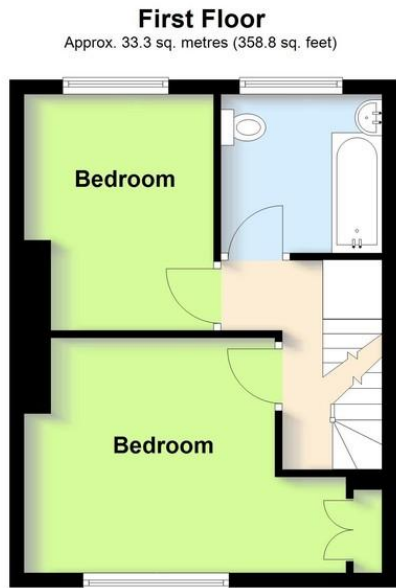
### ENSUITE

6' 2" x 4' 5" (1.88m x 1.35m)

## HOME OFFICE







Total area: approx. 86.2 sq. metres (927.5 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		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		