



**EDWARD KNIGHT**  
ESTATE AGENTS

9 RAILWAY TERRACE, RUGBY, CV21 3EN

£225,000





### PROPERTY SUMMARY

We are delighted to offer for sale this immaculate, three bedroom end of terraced property situated within Rugby's Town Centre, this property would be ideal for first time buyers and commuters being just a short walk away from Rugby's Train Station.

In brief, the spacious, fully renovated accommodation comprises of a welcoming entrance hall, large living room/dining room, refitted kitchen, utility room and W.C. To the first floor there are three well proportioned bedrooms and a family bathroom. Externally, to the rear of the property there is a west facing garden of low maintenance design.

The fantastic 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 five 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

#### **ENTRANCE HALL**

26' 1" x 6' (7.95m x 1.83m)

#### **LIVING/DINING ROOM**

11' x 27' (3.35m x 8.23m)

#### **W.C**

2' x 5' 1" (0.61m x 1.55m)

#### **KITCHEN**

10' x 9' (3.05m x 2.74m)

#### **UTILITY ROOM**

5' 0" x 10' 3" (1.52m x 3.12m)

#### **LANDING**

6' x 15' 1" (1.83m x 4.6m)

#### **BATHROOM**

10' x 10.09' (3.05m x 3.05m)

#### **BEDROOM ONE**

10' x 14' (3.05m x 4.27m)

#### **BEDROOM TWO**

11' x 11' 1" (3.35m x 3.38m)

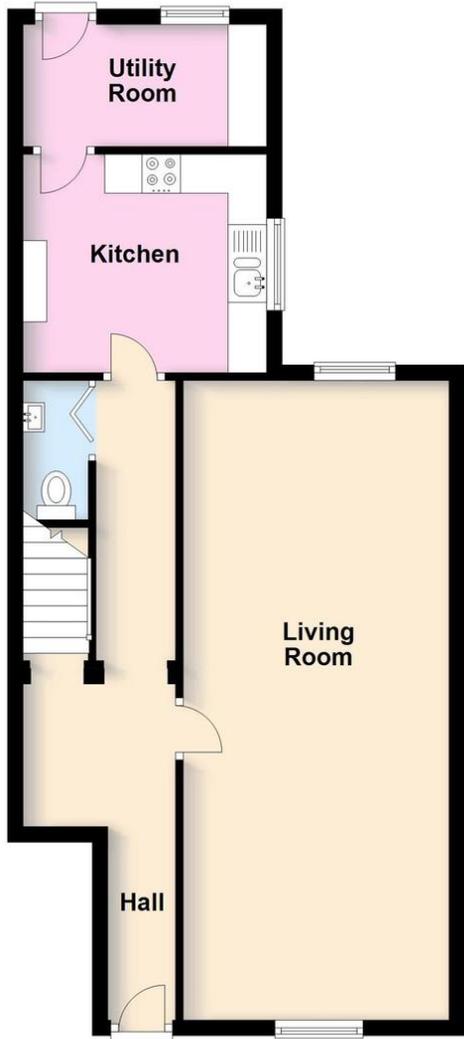
#### **BEDROOM THREE**

7' 1" x 11' (2.16m x 3.35m)



### Ground Floor

Approx. 57.0 sq. metres (614.1 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 111.6 sq. metres (1200.8 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		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		