





PROPERTY SUMMARY

We are delighted to present this three bedroom terraced property located within Rugby's Town Centre. The property is convenient for a range of amenities to include a parade of shops and stores and schools for all ages.

In brief the accommodation comprises of an entrance hall, living room with bay window, spacious dining room and bathroom. To the first floor there are three well proportioned bedrooms, bedroom two benefitting from a W.C. Externally, the property has a good sized rear garden.

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

14' 0" x 2' 1" (4.27m x 0.64m)

KITCHEN

14' x 7' (4.27m x 2.13m)

LIVING ROOM

11' 1" x 12' 1" (3.38m x 3.68m)

DINING ROOM

14' x 9' 1" (4.27m x 2.77m)

BATHROOM

LANDING

15' 0" x 2' 0" (4.57m x 0.61m)

BEDROOM ONE

11' 0" x 12' 0" (3.35m x 3.66m)

BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m)

BEDROOM THREE

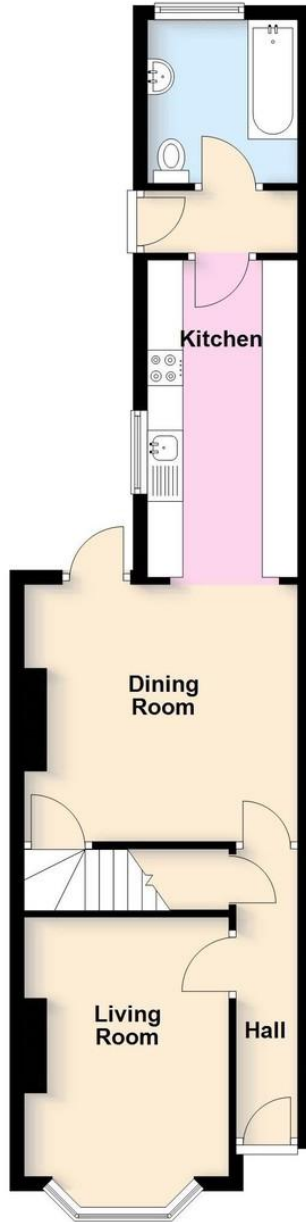
6' 1" x 10' (1.85m x 3.05m)

W.C

4' x 2' (1.22m x 0.61m)



Ground Floor
Approx. 48.7 sq. metres (523.8 sq. feet)



First Floor
Approx. 44.5 sq. metres (478.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		