



EDWARD KNIGHT
ESTATE AGENTS

12 DIGGS CLOSE, CAWSTON, RUGBY, CV23 9FY





PROPERTY SUMMARY

We are delighted to present this immaculate, three bedroom end of terraced property located within the popular area of Cawston. Situated within a quiet cul-de-sac, this fantastic home boasts sizeable accommodation set over three floors.

In brief the accommodation comprises of a spacious entrance hall, bedroom three/study and W.C. To the first floor is the bright and airy living room and fitted kitchen/diner with integrated appliances. To the second floor there is a family bathroom and two well proportioned bedrooms, the master benefitting from an ensuite shower room. Externally, the property benefits from a garage with ample off road parking, as well as a lawned, rear garden with patio area ideal for alfresco dining.

Viewings for this property are strictly by appointment with Edward Knight Estate agents, please contact our Rugby offices on 01788 543222 to arrange your viewing.



LOCATION

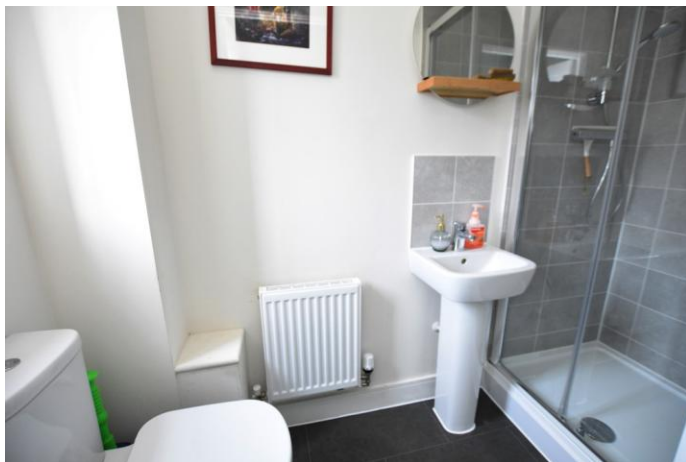
Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of good Schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.







GROUND FLOOR

ENTRANCE HALL

24' 1" x 7' (7.34m x 2.13m)

BEDROOM THREE/STUDY

9' x 8' (2.74m x 2.44m)

GARAGE

19' x 9' (5.79m x 2.74m)

W.C

8' x 3' (2.44m x 0.91m)



FIRST FLOOR

LIVING ROOM

13' 1" x 17' (3.99m x 5.18m)

KITCHEN/DINER

12' x 12' (3.66m x 3.66m)

SECOND FLOOR

BEDROOM ONE

11' x 13' (3.35m x 3.96m)

ENSUITE

5' 1" x 6' 1" (1.55m x 1.85m)

BEDROOM TWO

8' x 15' (2.44m x 4.57m)

BATHROOM

6' x 10' (1.83m x 3.05m)





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		