



EDWARD KNIGHT
ESTATE AGENTS

12 FOXGLOVE CLOSE, BOUGHTON VALE, RUGBY, CV23 0TS

£225,000





PROEPRTY SUMMARY

We are delighted to present this two bedroom semi detached property located in a cul de sac location in the sought-after area of Boughton Vale, Rugby. In brief the accommodation comprises of an entrance hall, spacious living room, kitchen/dining area, two well-proportioned bedrooms and family bathroom. Externally the property benefits from a low maintenance paved rear garden and a lawned front garden with a driveway providing off road parking leading to a single garage.

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

LOCATION

Boughton Vale is a modern estate located to the North of Rugby's Centre. The property is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.



As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Great Central Railway nature walk is nearby similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's. The town centre itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops and is located approximately 3 miles away.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13' 7" x 10' (4.14m x 3.05m)

KITCHEN/DINING ROOM

13' x 9' 9" (3.96m x 2.97m)

FIRST FLOOR

BEDROOM ONE

13' 5" x 9' 8" (4.09m x 2.95m)

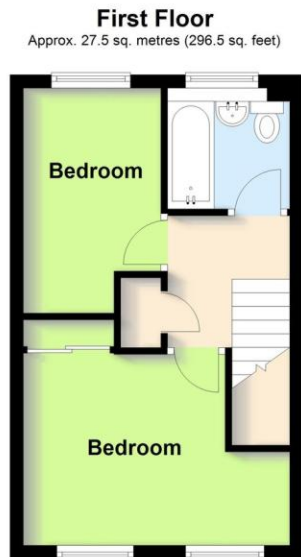
BEDROOM TWO

11' 2" x 6' 9" (3.4m x 2.06m)

BATHROOM

GARAGE





Total area: approx. 55.3 sq. metres (595.3 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		