



EDWARD KNIGHT
ESTATE AGENTS

43 THOMSON CLOSE, RUGBY, CV21 1XJ

£194,950





PROPERTY SUMMARY

We are delighted to present this modern two bedroom mid mews property located in the popular Waterside development, which offers easy access to Rugby town centre, railway station and motorways. The property is located at the end of a quiet cul-de-sac and briefly offers the following accommodation: entrance hall, living room, kitchen, two double bedrooms and a four piece bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, off-road parking and an enclosed rear garden. Energy rating D.

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

LOCATION

Thomson Close is ideally located for local shops, railway station, retail parks, college and schooling. Rugby offers an extensive range of shopping facilities within a short distance including The Clock Towers shopping centre and Elliotts Field Retail park. Rugby also has a main line train station where trains convey London commuters to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. The property is a 2 minute drive to the station. There is also an impressive range of State, Grammar and Private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, and the world-renowned Rugby School.

ENTRANCE HALL

LIVING ROOM

14' 8" x 12' 7" (4.47m x 3.84m)

KITCHEN/DINING ROOM

12' 7" x 8' (3.84m x 2.44m)



BEDROOM ONE

10' 7" x 7' 10" (3.23m x 2.39m)

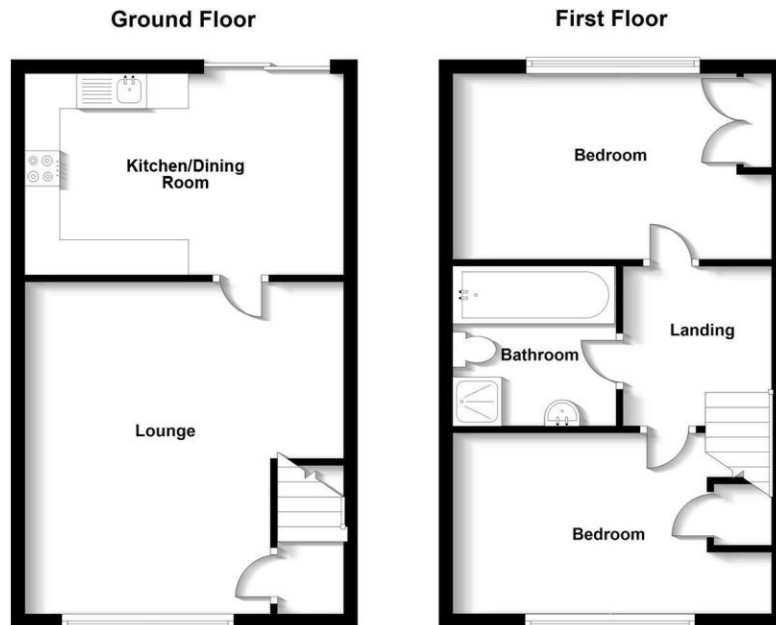
BEDROOM TWO

12' 7" x 7' 9" (3.84m x 2.36m)

BATHROOM

6' 11" x 6' 3" (2.11m x 1.91m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		