



**EDWARD KNIGHT**  
ESTATE AGENTS

14 EAST CLOSE, CAWSTON, RUGBY, CV22 7XY

OFFERS OVER £300,000







## PROPERTY SUMMARY

We are delighted to offer for sale this well presented three bedroom semi detached property, located in the sought after residential area of Cawston, Rugby.

In brief the accommodation comprises of entrance hall, cloakroom/W.c, open plan lounge/dining room/kitchen. To the first floor there are three well proportioned bedrooms with bedroom one having an en-suite shower room and a family bathroom with a three piece modern white suite, The property benefits from Upvc double glazing and gas fired central heating to radiators. Externally the rear garden has been landscaped and offers a good degree of privacy.

We are conducting an open house on Saturday 5th April, please call Edward Knight Estate Agents Office for an appointment.

## 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.

#### **ENTRANCE HALL**

13' 7" x 7' 7" (4.14m x 2.31m)

#### **CLOAKROOM**

6' 9" x 5' 1" (2.06m x 1.55m)

#### **OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**

27' 7" x 16' 2" (8.41m x 4.93m)

#### **BEDROOM**

12' 6" x 9' 6" (3.81m x 2.9m)



#### **BEDROOM**

10' 1" x 8' 8" (3.07m x 2.64m)

#### **BEDROOM**

9' 2" x 7' 1" (2.79m x 2.16m)

#### **BATHROOM**

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







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		