



**EDWARD KNIGHT**  
ESTATE AGENTS

1 SOUTH ROAD, CLIFTON UPON DUNSMORE, RUGBY, CV23 0BY

£240,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this two-bedroom semi-detached Bungalow located within the sought after village of Clifton Upon Dunsmore. Situated on the popular South Road, the property benefits from excellent local school catchments, established recreational grounds, beautiful countryside walks, an array of local amenities and regular bus schedule.

In brief, the accommodation is set over one floor and comprises of an entrance porch, kitchen, living/dining room, bathroom and two double bedrooms. Externally, the property benefits from a good size private rear garden with a detached garage. To the front there is a large front garden and driveway providing access to the garage.

Viewing is essential to appreciate the property on offer, viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



## LOCATION

Clifton-upon-Dunsmore is a popular well-regarded village in Warwickshire. It has various amenities to include a public house, village shop and primary school with a continuous outstanding Ofsted rating. Neighbouring town Rugby has a high-speed train service to London Euston in under 48 minutes and Birmingham in under 20 minutes. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to nearby towns such as Royal Leamington Spa, Solihull, Stratford, Kenilworth and Northampton where a wide range of shopping and recreational facilities can be found.

There is an impressive range of schooling available in and around Rugby to include state, grammar and private schools such as Bilton Grange, Rugby High School for girls, Lawrence Sheriff for boys, Princethorpe College and of course the famous Rugby School.







**ENTRANCE PORCH**

5' 4" x 4' 9" (1.63m x 1.45m)

**KITCHEN**

9' 5" x 8' 7" (2.87m x 2.62m)

**LOUNGE/DINER**

11' 4" x 17' 8" (3.45m x 5.38m)

**BEDROOM ONE**

12' 9" x 11' 4" (3.89m x 3.45m)

**BEDROOM TWO**

8' 8" x 9' 3" (2.64m x 2.82m)

**BATHROOM**

5' 3" x 6' 6" (1.6m x 1.98m)

**GARAGE**

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Warwickshire, CV21 2PY

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements