



**EDWARD KNIGHT**  
ESTATE AGENTS

104 EASTLANDS ROAD, RUGBY, CV21 3RR

£290,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this well cared for three bedroom semi-detached home which occupies a fantastic plot within the ever popular Eastlands area of Rugby, which falls within catchment for the outstanding Ofsted Eastlands Primary School.

This NO CHAIN property, which requires some cosmetic improvements, includes an entrance hall with beautiful tiled floor, living room which overlooks the rear garden, dining room with bay window, kitchen, ground floor WC, utility area, three well-proportioned bedrooms and a family bathroom.

Further benefit's include uPVC double glazing, Gas central heating and recently installed external wall insulation.

Externally the property boasts a driveway which provides vehicular access to the single garage and front lawn with shrubs. the rear garden has been particularly well kept, it includes a lawned area, various well stocked flower beds and sizeable allotment space.

Viewing's for this lovely family home are strictly by appointment with Edward Knights Regent Street offices.





### LOCATION

Eastlands Road is a mature tree lined road located on the Eastlands estate which is situated perfectly between the Rugby town centre and Hillmorton.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world-renowned Rugby School are both within a ten minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten-minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

Behind the property is Winfield recreation ground which is excellent for observing local sport, picnicking and dog walking.

### SCHOOLS

This property is a stone's throw from the outstanding Ofsted Eastlands Primary School. Other nearby schools include Ashlawn High School, Paddox Primary School & Lawrence Sheriff Grammar School.











#### ENTRANCE PORCH

#### ENTRANCE HALL

5' 10" x 12' 10" (1.78m x 3.71m)

#### LIVING ROOM

13' 2" x 11' 10" (4.01m x 3.61m)

#### DINING ROOM

12' 3" x 12' 4" (3.73m x 3.76m)

#### KITCHEN

9' 5" x 5' 9" (2.87m x 1.75m)

#### UTILITY ROOM

6' 7" x 4' 8" (2.01m x 1.42m)

#### GROUND FLOOR WC

2' 3" x 6' 3" (0.69m x 1.91m)

#### FIRST FLOOR LANDING

10' 1" x 5' 10" (3.07m x 1.78m)

#### BEDROOM ONE

12' 8" x 13' 2" (3.86m x 4.01m)

#### BEDROOM TWO

12' 1" x 11' 6" (3.68m x 3.51m)

#### BEDROOM THREE

7' 5" x 6' 4" (2.26m x 1.93m)

#### FAMILY BATHROOM

4' 9" x 6' 9" (1.45m x 2.06m)

#### OUTSIDE

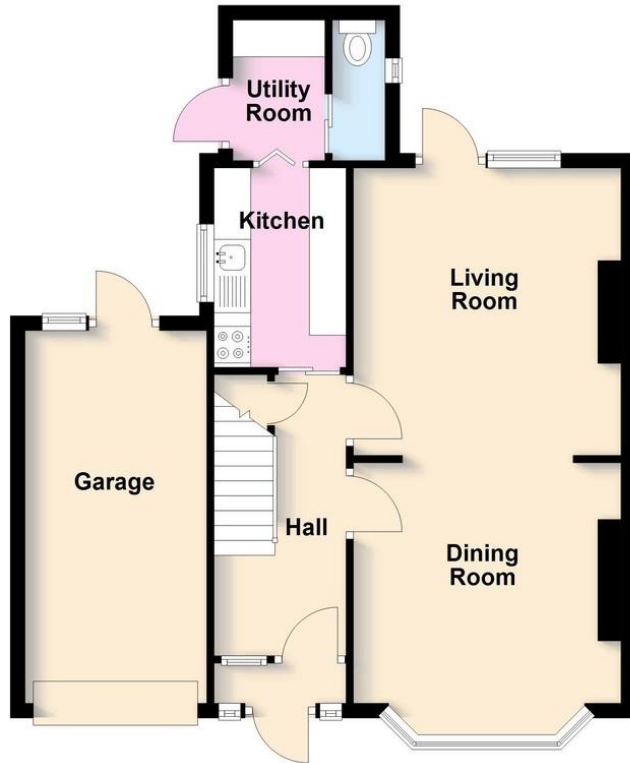
#### GARAGE

17' 10" x 8' 7" (5.44m x 2.62m)



## Ground Floor

Approx. 58.2 sq. metres (626.6 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 99.1 sq. metres (1067.0 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		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		