



EDWARD KNIGHT
ESTATE AGENTS

81 MURRAY ROAD, RUGBY, CV21 3JP

£475,000





PROPERTY SUMMARY

We are delighted to offer for sale this stunning four bedroom Victorian property which is located in the heart of Rugby. The property occupies a good size plot and has been improved sympathetically by the current owner with a contemporary twist whilst still retaining its wealth of character.

The accommodation is set over three floors and comprises of a spacious entrance hall, lounge with feature fireplace with working open fire, sitting room with feature fireplace, separate dining room with feature fireplace, refitted kitchen/breakfast room and rear lobby. To the first floor there are three double bedrooms and a refitted bathroom with stairs leading to the second floor which has a further double bedroom. Externally the garden faces West and has a landscaped rear garden with a patio area ideal for alfresco dining. The property further benefits from an external laundry with WC and a detached oversized single garage with up and over electric roller door with rear vehicular access providing off road parking.



Early Viewing is strictly recommended to avoid disappointment.

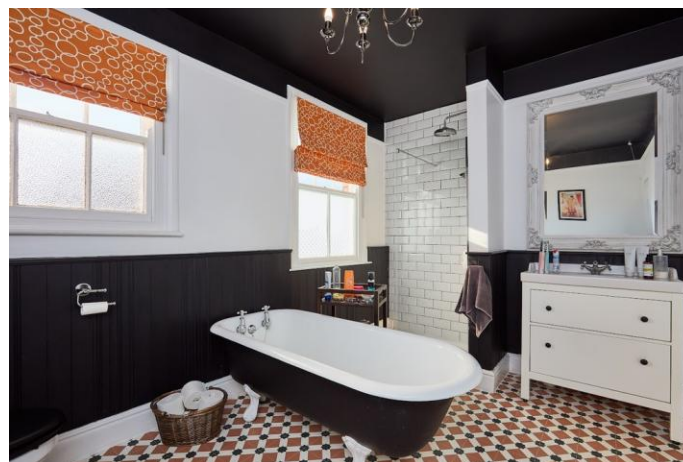
LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. 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. 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 five 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.







ENTRANCE HALL

21' 9" x 5' 7" (6.63m x 1.7m)

LOUNGE

15' 1" x 12' 5" (4.6m x 3.78m)

SITTING ROOM

11' 5" x 12' 3" (3.48m x 3.73m)

DINING ROOM

13' 8" x 12' 4" (4.17m x 3.76m)

KITCHEN/BREAKFAST ROOM

14' 9" x 10' 8" (4.5m x 3.25m)

REAR LOBBY

6' 4" x 4' 11" (1.93m x 1.5m)



LANDING

12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM

15' 4" x 13' 9" (4.67m x 4.19m)

BEDROOM

15' 0" x 12' 5" (4.57m x 3.78m)

BEDROOM

11' 5" x 10' 0" (3.48m x 3.05m)

BATHROOM

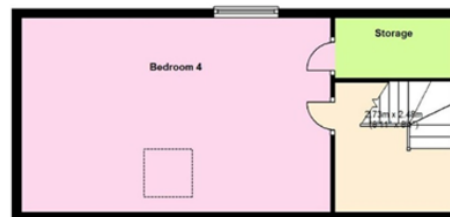
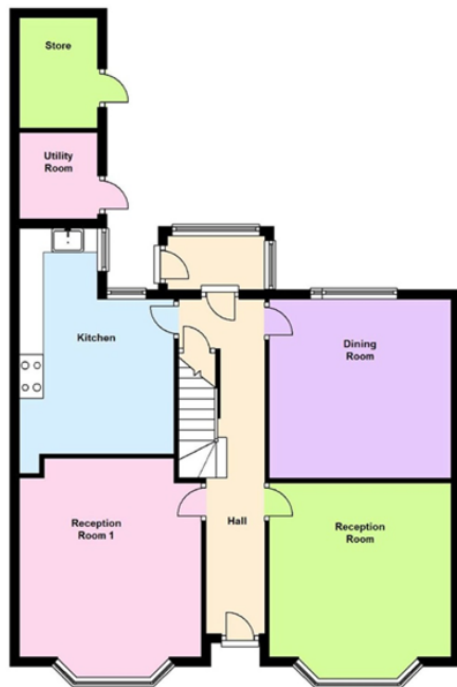
11' 0" x 8' 4" (3.35m x 2.54m)

BEDROOM

17' 6" x 13' 4" (5.33m x 4.06m)

UTILITY/WC

7' 1" x 5' 3" (2.16m x 1.6m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		