



EDWARD KNIGHT
ESTATE AGENTS

113 DUNCHURCH ROAD, RUGBY, CV22 6BU

GUIDE PRICE £365,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this versatile, deceptively spacious, and well-presented detached bungalow, set on a generous plot along the highly sought-after Dunchurch Road. Ideally located within walking distance of Rugby town centre and the railway station, this property combines convenience with desirable surroundings.

The accommodation comprises an entrance porch leading into a welcoming hallway, a comfortable lounge with a feature fireplace, and a bright conservatory offering views of the garden. There are three double bedrooms, one of which is currently used as a formal dining room, along with a well-appointed kitchen/breakfast room. The bathroom is fitted with a modern four-piece suite.

The property benefits from UPVC double glazing and gas-fired central heating throughout. Externally, there is ample off-road parking that leads to a detached garage with a remote-controlled up-and-over door. The rear garden is mainly laid to lawn, offers a good degree of privacy, and includes two brick outbuildings for additional storage or workspace.

Offered with no onward chain, this bungalow is ideal for those seeking flexible living space in a prime location. Early viewing is highly recommended to appreciate all that this home has to offer.



LOCATION

Dunchurch Road enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

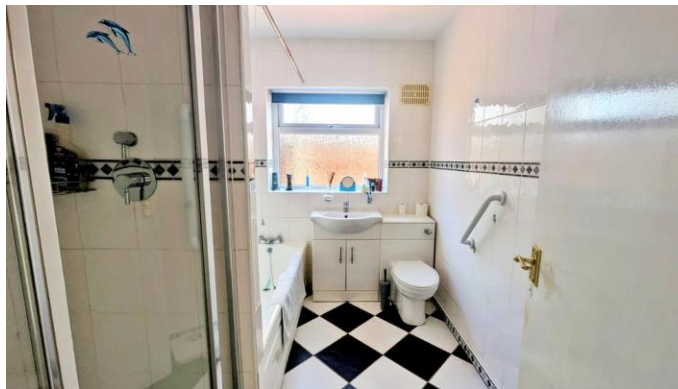
Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road



links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Dunchurch Rod a standout choice for a wide range of discerning buyers.







ENTRANCE PORCH

8' 2" x 5' 2" (2.49m x 1.57m)

ENTRANCE HALL

19' 2" x 7' 1" (5.84m x 2.16m)

LOUNGE

15' 0" x 12' 1" (4.57m x 3.68m)

CONSERVATORY

13' 0" x 8' 1" (3.96m x 2.46m)

BEDROOM

14' 1" x 12' 0" (4.29m x 3.66m)

BEDROOM

13' 1" x 10' 11" (3.99m x 3.33m)

BEDROOM/DINING ROOM

11' 1" x 10' 10" (3.38m x 3.3m)

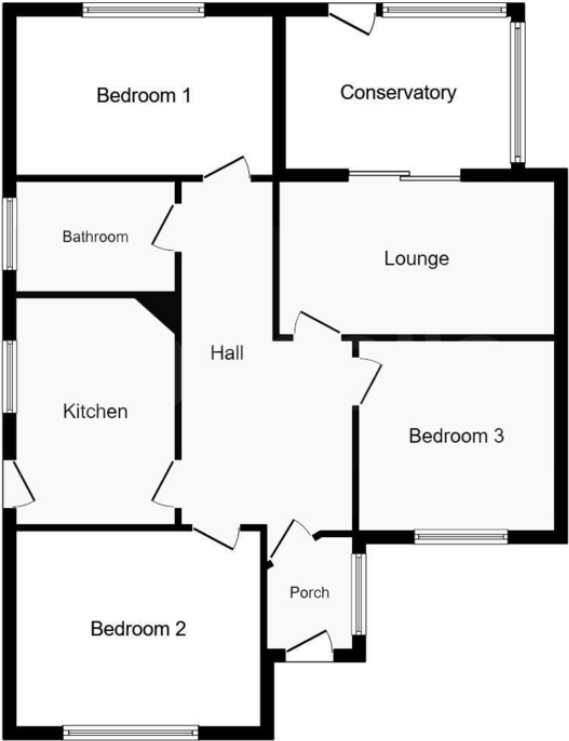
BATHROOM

9' 1" x 6' 1" (2.77m x 1.85m)

GARAGE

20' 10" x 8' 1" (6.35m x 2.46m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		