



**EDWARD KNIGHT**  
ESTATE AGENTS

63 NEWLAND STREET, RUGBY, CV22 7BJ

OFFERS OVER £190,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented, two bedroom end of terraced property which is situated in a central location just off the Lawford Road. The well proportioned accommodation is set over two floors and includes an entrance hall, lounge, dining room and fitted kitchen and ground floor cloakroom/utility room. To the first floor there are two well proportioned bedrooms and a family bathroom with separate shower cubicle.

There is a good sized rear garden. The property is considered an ideal first time or investment purchase.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street Office.



## LOCATION

The property is located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.





**ENTRANCE HALL**

12' 5" x 2' 9" (3.78m x 0.84m)

**LOUNGE**

11' 1" x 9' 7" (3.38m x 2.92m)

**DINING ROOM**

13' 1" x 11' 3" (3.99m x 3.43m)

**KITCHEN**

10' 2" x 7' 2" (3.1m x 2.18m)

**LOBBY**

7' 7" x 2' 4" (2.31m x 0.71m)

**UTILITY/W.C**

7' 3" x 7' 1" (2.21m x 2.16m)

**LANDING**

14' 6" x 2' 7" (4.42m x 0.79m)

**BEDROOM ONE**

13' 1" x 11' 2" (3.99m x 3.4m)

**BEDROOM TWO**

11' 6" x 10' 1" (3.51m x 3.07m)

**BATHROOM**

10' 2" x 7' 2" (3.1m x 2.18m)

