







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented, three bedroom 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 bathroom/ To the first floor there are three well proportioned bedrooms.

There is a courtyard 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.

### LOUNGE

11' 4" x 10' 4" (3.45m x 3.15m)

### DINING ROOM

11' 3" x 10' 8" (3.43m x 3.25m)

### KITCHEN

10' 9" x 5' 7" (3.28m x 1.7m)



**LOBBY**

6' 2" x 2' 7" (1.88m x 0.79m)

**GROUND FLOOR BATHROOM**

**LANDING**

**BEDROOM ONE**

11' 3" x 10' 4" (3.43m x 3.15m)

**BEDROOM TWO**

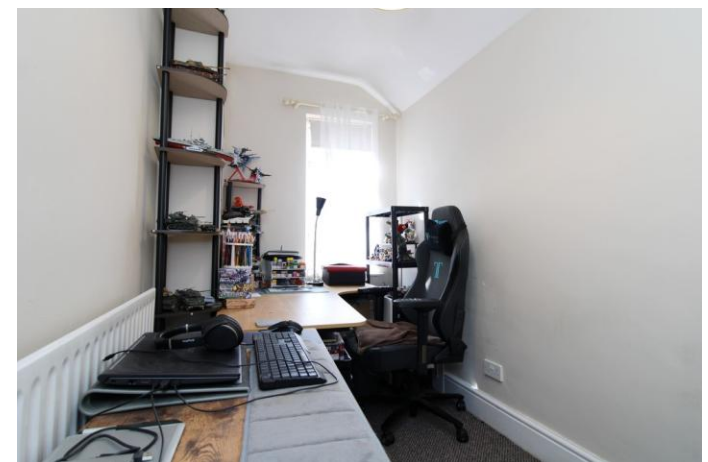
10' 8" x 8' 2" (3.25m x 2.49m)

**BEDROOM THREE**

11' 1" x 5' 8" (3.38m x 1.73m)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		