



**EDWARD KNIGHT**  
ESTATE AGENTS

22 NASEBY ROAD, RUGBY, WARWICKSHIRE, CV22 5NH

OFFERS OVER £245,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this immaculately presented two-bedroom semi-detached home, located on the ever-popular Southfields estate. This highly sought-after area offers excellent access to Rugby town centre, as well as a range of local amenities including a parade of shops, the Queens Jubilee Leisure Centre, and well-regarded schools catering to all age groups.

The property itself offers well-balanced and thoughtfully arranged accommodation. On the ground floor, there is a entrance hall leading to a spacious lounge, a modern kitchen and dining area, and a separate utility room with a convenient W.C. Upstairs, there are two generously sized bedrooms along with a beautifully refitted bathroom featuring a contemporary three-piece white suite.

Externally, the rear garden has been designed for low maintenance and includes gated access to a hardstanding area that provides ample off-road parking. To the front, a gravelled driveway offers additional parking space, enhancing the property's practicality.

Offered with no onward chain, this superb home is ideal for first-time buyers, downsizers, or investors. Viewing is highly recommended to fully appreciate the quality and location on offer.

### LOCATION

Naseby Road is a peaceful residential street situated just off Cromwell Road, ideally placed



within walking distance of Rugby town centre and the mainline railway station. This prime location offers convenient access to a variety of local amenities, including a wide selection of high street and independent shops, restaurants, cafes, bars, and leisure facilities.

For commuters, the area is exceptionally well connected. Rugby railway station provides frequent high-speed services to London Euston in under 50 minutes, as well as regular trains to Coventry, Birmingham, and destinations further north. The property also benefits from excellent road links, with easy access to the M1, M6, M45, and A45.

#### **ENTRANCE HALL**

6' 1" x 3' 2" (1.85m x 0.97m)

#### **LIVING ROOM**

14' 11" x 11' 1" (4.55m x 3.38m)

#### **KITCHEN/DINER**

20' x 14' 1" (6.1m x 4.29m)

#### **UTILITY/W.C**

5' x 4' (1.52m x 1.22m)

#### **BEDROOM ONE**

14' 11" x 11' 1" (4.55m x 3.38m)

#### **BEDROOM TWO**

11' 1" x 8' 1" (3.38m x 2.46m)

#### **BATHROOM**

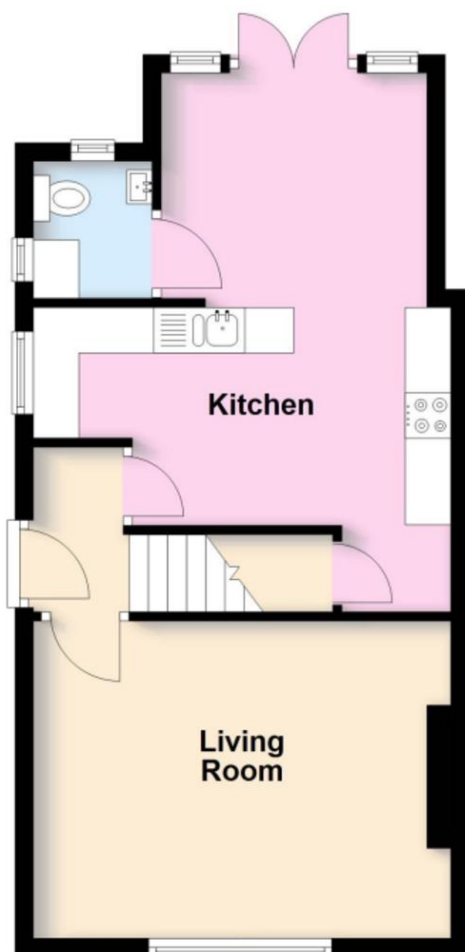
6' 1" x 5' 1" (1.85m x 1.55m)





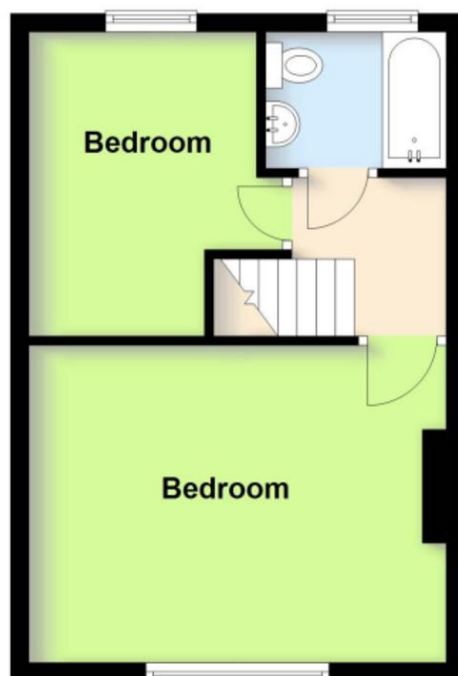
## Ground Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



## First Floor

Approx. 31.8 sq. metres (341.9 sq. feet)



Total area: approx. 73.3 sq. metres (789.2 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		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		