PROEPRTY SUMMARY

We are delighted to offer for sale this centrally located two-bedroom mid-terraced townhouse, perfectly positioned for easy access to Rugby town centre and the train station. This well-situated home is an ideal choice for first-time buyers, investors, or commuters seeking convenience.

The accommodation briefly comprises: entrance hall, living room, dining room, fitted kitchen, two bedrooms, and a first-floor bathroom. Additional benefits include gas-fired central heating, uPVC double glazing, and a low-maintenance rear yard. The property is being offered to the market with no onward chain.

Viewings are strictly by appointment only through Edward Knight's Regent Street office.

LOCAATIION

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.

GROUND FLOOR

ENTRANCE HALL
2' 9" x 14' 3" (0.84m x 4.34m)

LIVING ROOM
10' 9" x 10' 7" (3.28m x 3.23m)

DINIING ROOM
10' 4" x 11' 7" (3.15m x 3.53m)

KITCHEN
16' 8" x 5' 8" (5.08m x 1.73m)

CELLAR
11' 0" x 10' 7" (3.35m x 3.23m)

FIRST FLOOR

MASTER BEDROOM
14' 1" x 11' 0" (4.29m x 3.35m)
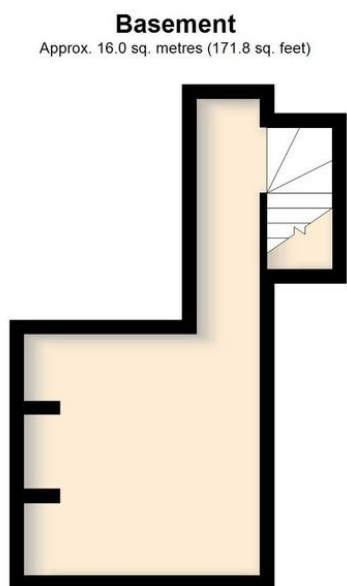
BEDROOM TWO
6' 0" x 11' 4" (1.83m x 3.45m)

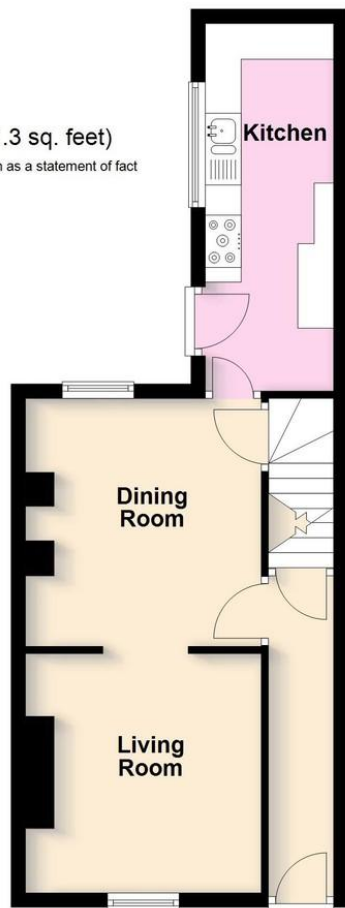**BATHROOM**
4' 6" x 8' 5" (1.37m x 2.57m)

Ground Floor
Approx. 39.0 sq. metres (420.1 sq. feet)

Kitchen

Basement
Approx. 16.0 sq. metres (171.8 sq. feet)

Total area: approx. 84.7 sq. metres (911.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Dining Room

Living Room

First Floor
Approx. 29.7 sq. metres (319.4 sq. feet)

Bedroom

Bedroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		