



**EDWARD KNIGHT**  
ESTATE AGENTS

2 WORCESTER STREET, RUGBY, CV21 2NF

OFFERS OVER £185,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate two-bedroom end of terrace home, ideally located within easy reach of both the town centre and railway station. The property has been well cared for and is set over two floors, featuring a welcoming entrance hall, a spacious lounge/dining room, a refitted kitchen with integrated oven and hob, and an adjoining utility room.

Upstairs, there are two generously sized double bedrooms and a bathroom fitted with a modern four-piece white suite. Recently re-carpeted throughout, the property also benefits from double glazing and gas-fired central heating to radiators. Externally, there are well-maintained gardens, and the property is being offered with no onward chain, making it an excellent opportunity for buyers looking for a move-in ready home.

Viewings are strictly by prior appointment through Edward Knight Estate Agents, Regent Street office.

## ENTRANCE HALL

12' 0" x 3' 0" (3.66m x 0.91m)

## LOUNGE/DINER

### LOUNGE AREA

13' 1" x 11' 5" (3.99m x 3.48m)

### DINING AREA

12' 4" x 11' 5" (3.76m x 3.48m)

### KITCHEN

8' 10" x 8' 4" (2.69m x 2.54m)

## UTILITY ROOM



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

**BEDROOM**

14' 2" x 10' 10" (4.32m x 3.3m)

**BEDROOM**

12' 1" x 8' 1" (3.68m x 2.46m)

**BATHROOM**

9' 0" x 8' 1" (2.74m x 2.46m)





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