



**EDWARD KNIGHT**  
ESTATE AGENTS

4 ROWLAND STREET, RUGBY, CV21 2BN

£194,950





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this deceptively spacious three bedroom mid terrace property which is conveniently situated for Rugby Town Centre and Rugby railway station which offers a frequent service to London Euston in around 50 minutes. The property is also ideally placed for all major road networks. In brief the accommodation comprises of entrance hall, lounge, separate dining room, kitchen/ breakfast room and refitted shower room. To the first floor there are three well proportioned bedrooms. The property benefits from gas fired central heating and Upvc double glazing. Externally the property has a low maintenance rear garden. The property would make an ideal first time/ investment purchase.

#### ENTRANCE HALL

13' 0" x 3' 0" (3.96m x 0.91m)

#### LOUNGE

11' 1" x 9' 1" (3.38m x 2.77m)

#### DINING ROOM

12' 4" x 12' 1" (3.76m x 3.68m)

#### KITCHEN/BREAKFAST ROOM

12' 1" x 7' 8" (3.68m x 2.34m)

#### BATHROOM

8' 9" x 7' 5" (2.67m x 2.26m)

#### FIRST FLOOR

#### BEDROOM

14' 0" x 12' 3" (4.27m x 3.73m)

#### BEDROOM

12' 1" x 10' 0" (3.68m x 3.05m)



**BEDROOM**

11' 3" x 7' 0" (3.43m x 2.13m)







## Ground Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 96.1 sq. metres (1034.2 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             |         | 76 C      |
| 55-68 | D             | 60 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |