



EDWARD KNIGHT
ESTATE AGENTS

17 LYTHAM ROAD, RUGBY, CV22 7PA

GUIDE PRICE £200,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom semi detached property which does require modernisation and updating. The property is convenient for a range of amenities to include a parade of shops and stores and sought after schools for all ages. In brief the accommodation comprises of entrance hall, lounge, kitchen and ground floor shower room. To the first floor there are three well proportioned bedrooms and a further family bathroom. Externally there are front and rear gardens and a driveway leading to a carport and garage. Please call Edward Knight to book an appointment on the Open House on Saturday 2nd May.

LOCATION

The property is located in a southern suburb of Rugby in Warwickshire, England, located about one mile south-west of Rugby town centre.

Lytham Road is situated perfectly for access to; Sainsbury's Supermarket, Bilton Village which offers a range of amenities and Rugby's town centre. Bilton village still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.



The area boasts an array of highly regarded first and secondary schooling including; The Bawnmore community infant school, Bilton Junior

School and St Oswald's C of E Academy. For higher education there are two grammar schools, the Rugby High School for Girls is a fifteen minute walk away and Lawrence Sheriff School for Boys is easily reached in the town centre.

ENTRANCE HALL

14' 0" x 5' 8" (4.27m x 1.73m)

LOUNGE

16' 0" x 12' 10" (4.88m x 3.91m)

KITCHEN

12' 0" x 9' 1" (3.66m x 2.77m)

SHOWER ROOM

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

FIRST FLOOR

BEDROOM

14' 1" x 11' 1" (4.29m x 3.38m)

BEDROOM

11' 1" x 11' 2"(into wardrobes)" (3.38m x 3.4m)

BEDROOM

8' 1" x 7' 1" (2.46m x 2.16m)

BATHROOM

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







Total area: approx. 85.7 sq. metres (922.7 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		
55-68	D		68 D
39-54	E		
21-38	F		