



EDWARD KNIGHT
ESTATE AGENTS

11 GABOR CLOSE, RUGBY, CV21 1XQ

OFFERS OVER £195,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented two-bedroom mid-terrace property, conveniently situated within easy reach of Rugby town centre and Rugby railway station.

The accommodation briefly comprises an entrance hall, a spacious lounge, and a refitted kitchen/dining room. To the first floor are two generous double bedrooms and a family bathroom fitted with a four-piece suite.

Outside, the property benefits from a well-maintained rear garden and allocated parking to the front. Offered to the market with no onward chain, this attractive home would make an ideal first-time purchase or investment opportunity.

LOCATION

Gabor Close enjoys a highly convenient location, providing easy access to local shops, retail parks, Rugby College, and a range of well-regarded schools. Rugby town centre offers an extensive selection of shopping and leisure facilities, including the Clock Towers Shopping Centre and Elliotts Field Retail Park.

The property is particularly well positioned for commuters, being just a short two-minute drive from Rugby railway station, which provides regular direct services to London Euston in under 50 minutes. Excellent road links are also readily accessible, with connections to the A5, A14, M1 and M6 making travel throughout the Midlands and beyond straightforward.



Families are well served by the area's excellent educational provision, with a wide choice of highly regarded state, grammar and independent schools nearby, including Bilton Grange, Lawrence Sheriff School, Rugby High School, Princethorpe College and the world-renowned Rugby School.

LOUNGE

14' 7" x 12' 6" (4.44m x 3.81m)

KITCHEN/DINER

12' 5" x 8' 0" (3.78m x 2.44m)

FIRST FLOOR

BEDROOM

12' 6" x 7' 10" (3.81m x 2.39m)

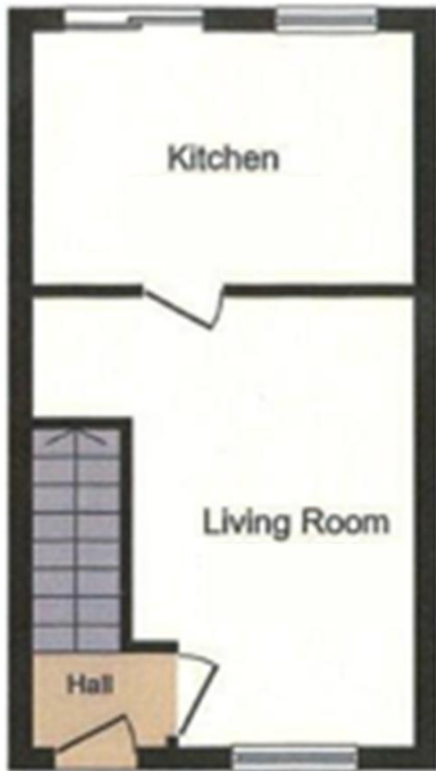
BEDROOM

12' 6" x 7' 7" (3.81m x 2.31m)

BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		