



**EDWARD KNIGHT**  
ESTATE AGENTS

100 BOUGHTON ROAD, RUGBY, CV21 1BJ

£209,950





### SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully maintained and immaculately presented three-bedroom mid-terrace home, ideally located within easy reach of Rugby Railway Station and a wide range of local amenities.

The well-appointed accommodation briefly comprises an inviting entrance hall, a spacious lounge/dining room, and a modern fitted kitchen. To the first floor, there are three generously proportioned bedrooms and a family bathroom featuring a stylish three-piece suite.

Externally, the property benefits from a well-maintained rear garden, a garage, and a driveway to the front providing convenient off-road parking.

Offering comfortable and versatile living space in a highly convenient location, this property would make an excellent first-time purchase, family home, or investment opportunity. Early viewing is strongly recommended to avoid disappointment



### LOCATION

Boughton Road enjoys a highly convenient and well-connected location, ideally situated close to a wide range of local amenities including shops, retail parks, Rugby College, and several highly regarded schools. Rugby town centre is within easy reach and offers an excellent selection of shopping, dining, and leisure facilities, including the popular Clock Towers Shopping Centre and Elliotts Field Retail Park.

The property is particularly appealing to commuters, with Rugby railway station located just a short drive away. The station provides frequent

direct services to London Euston in under 50 minutes, making it an excellent choice for those travelling to the capital. The area also benefits from superb road connectivity, with easy access to the A5, A14, M1, and M6, offering convenient links to major regional and national destinations.

#### LOUNGE AREA

14' 2" x 10' 6" (4.32m x 3.2m)

#### DINING AREA

9' 8" x 7' 11" (2.95m x 2.41m)

#### KITCHEN

15' 0" x 13' 4" (4.57m x 4.06m)

#### FIRST FLOOR

#### BEDROOM

11' 11" x 9' 9" (3.63m x 2.97m)

#### BEDROOM

10' 1" x 10' 0" (3.07m x 3.05m)

#### BEDROOM

9' 4" x 5' 9" (2.84m x 1.75m)

#### BATHROOM

5' 11" x 5' 10" (1.8m x 1.78m)









Total area: approx. 75.9 sq. metres (817.4 sq. feet)

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