EDWARD KNIGHT
ESTATE AGENTS

2 WENTWORTH ROAD, RUGBY, CV22 6BG

£260,000









PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well-proportioned and versatile three-bedroom family home, ideally positioned for convenient access to a range of local amenities, including a parade of shops and stores, together with sought-after schools catering for children of all ages.

The property offers well-balanced accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, comfortable lounge, separate dining room, conservatory and a spacious fitted kitchen, providing excellent space for both everyday family life and entertaining.

To the first floor are three generously proportioned bedrooms, complemented by a family bathroom fitted with a three-piece white suite.

The property further benefits from gas-fired central heating via radiators and uPVC double glazing throughout.

Outside, the rear garden provides a good-sized private outdoor space, while to the front there is ample off-road parking.

LOCATION

The property is located on the outskirts of Rugby, with a range of local amenities within walking distance, including a Co-op store, Sainsbury's, and Rokeby Post Office. Rugby town centre is just a short bus ride or a brisk walk away, offering a wider selection of high street shops, independent retailers, restaurants, and bars.

Excellent schooling options are available nearby, including Bawnmore Infant School, Bilton Junior School, and Rokeby Primary School. Independent education is provided by Crescent School and Bilton Grange Preparatory School, while secondary options include Harris Church of England Academy, Bilton School, Rugby High School for Girls, and Lawrence Sheriff School.

LIVING ROOM
15' 1" x 10' 6" (4.6m x 3.2m)

DINING ROOM
11' 6" x 11' 2" (3.51m x 3.4m)

CONSERVATORY
11' 0" x 9' 10" (3.35m x 3m)

KITCHEN
16' 8(max)" x 12' 11(max)" (5.08m x 3.94m)

STUDY
9' 5" x 7' 5" (2.87m x 2.26m)

WC

FIRST FLOOR

BEDROOM
15' 1" x 10' 5" (4.6m x 3.18m)

BEDROOM
9' 0" x 8' 5" (2.74m x 2.57m)

BEDROOM
8' 1" x 8' 0" (2.46m x 2.44m)



IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.















To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

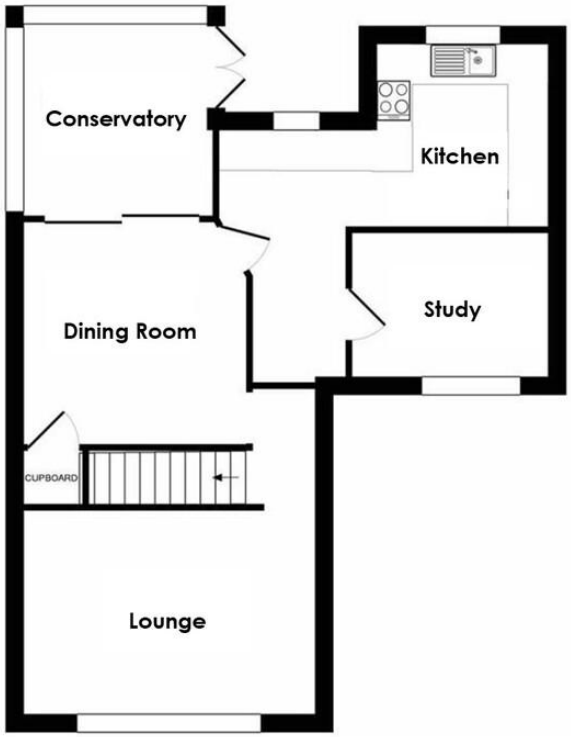
Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

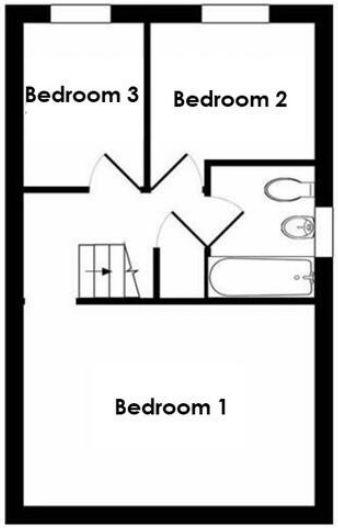
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

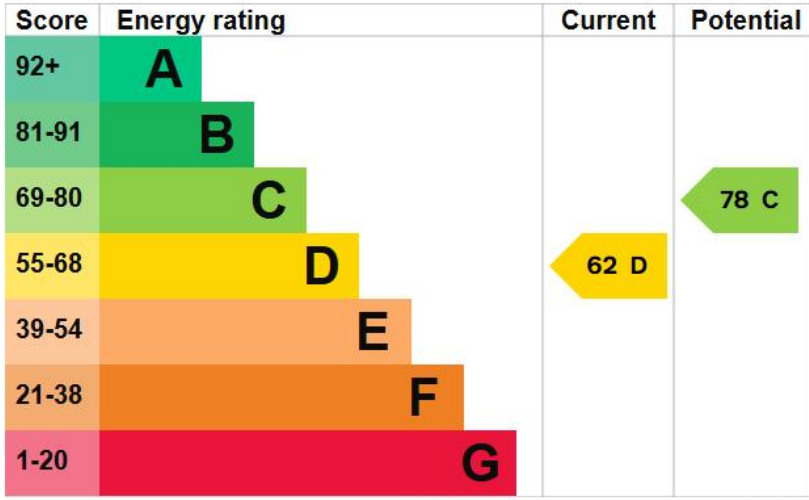
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements