



EDWARD KNIGHT
ESTATE AGENTS

104 CRAVEN ROAD, RUGBY, CV21 3JY

GUIDE PRICE £220,000





PROPERTY DESCRIPTION

Edward Knight is proud to present this attractive property which combines traditional character with modern comfort, featuring well-proportioned living spaces across two floors. The ground floor offers a welcoming hallway leading to a bright living room, a spacious dining area ideal for entertaining, and a contemporary kitchen with direct access to the rear garden. Upstairs, three generous bedrooms provide ample accommodation, complemented by a fully refurbished family bathroom.

Outside, the property enjoys a private rear garden perfect for relaxation or outdoor dining, while on-street parking is available to the front. Craven Road is conveniently positioned within walking distance of local shops, cafés, schools, and transport links—including Rugby railway station—making it an excellent choice for commuters and families alike.

LOCATION

Craven Road enjoys a convenient position within easy reach of Rugby town centre, offering residents excellent access to local shops, cafés, and everyday amenities. The area benefits from strong transport links, with Rugby railway station nearby providing fast connections to London, Birmingham, and other major destinations. Well-regarded schools, parks, and leisure facilities are all within walking distance, making this a desirable setting for families and professionals alike.

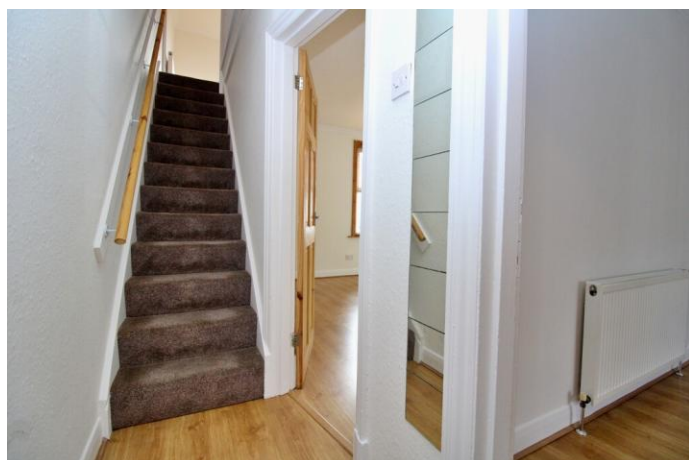
GROUND FLOOR

LOUNGE

12' 00" x 10' 03" (3.66m x 3.12m)

DINING ROOM

10' 10" x 13' 00" (3.3m x 3.96m)



KITCHEN

11' 06" x 8' 04" (3.51m x 2.54m)

BATHROOM

7' 09" x 4' 03" (2.36m x 1.3m)

FIRST FLOOR

BEDROOM 1

12' x 13' 09" (3.66m x 4.19m)

BEDROOM 2

13' 00" x 8' 06" (3.96m x 2.59m)

BEDROOM 3

11' 05" x 8' 04" (3.48m x 2.54m)

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		