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King Edward Road, Town Centre  
Offers Over £215,000

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# King Edward Road, Town Centre, Rugby

King Edward Road in Rugby, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 797 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout of the house is thoughtfully designed across three storeys, ensuring ample living space and privacy for all occupants. For those with vehicles, the property offers off-road parking for one vehicle, providing added convenience and security. The location on King Edward Road is particularly appealing, as it is situated within a friendly community and is close to local amenities, schools, Rugby town centre and parks. In summary, this semi-detached house on King Edward Road presents an excellent opportunity for anyone looking to settle in Rugby. NO ONWARD CHAIN

## Entrance Hall

**Open Plan Living / Kitchen 23'7" x 12'1" (7.2 x 3.7 )**

## Cloakroom

## First Floor Landing

Doors to

## Family Bathroom

Low flush WC. Wash hand basin. Panelled bath with shower over. Window to side. Radiator.

**Bedroom Two 12'1" x 8'10" (3.7 x 2.7)**

**Bedroom Three 8'2" x 5'10" (2.5 x 1.8)**





**Stairs To**

**Bedroom One 18'4" x 12'1" (5.6 x 3.7)**

**Driveway**

**Rear Garden**

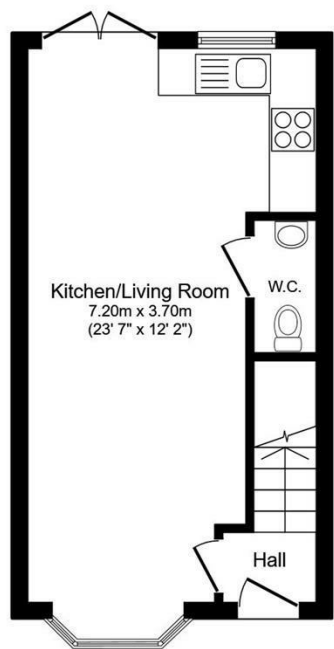
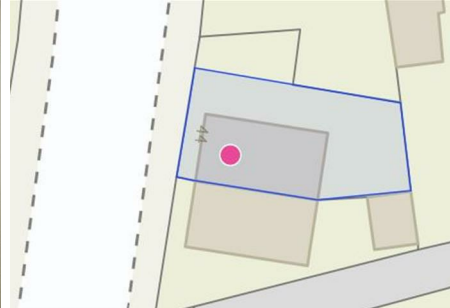
### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

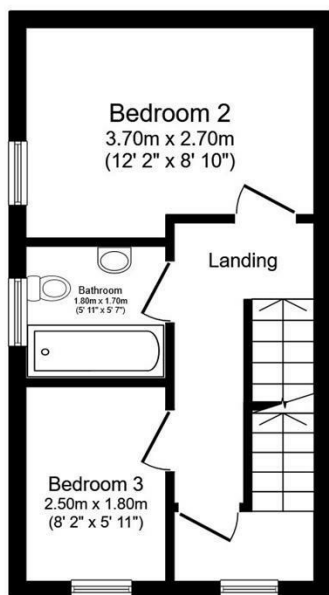
### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

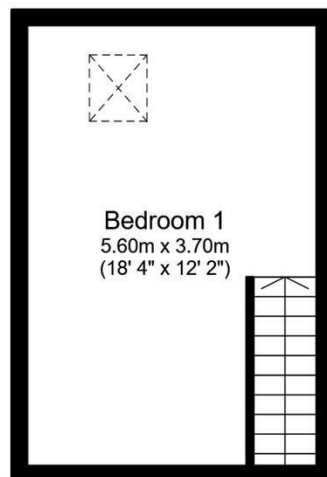




**Ground Floor**  
Floor area 27.0 sq.m. (290 sq.ft.)



**First Floor**  
Floor area 26.3 sq.m. (283 sq.ft.)



**Second Floor**  
Floor area 20.9 sq.m. (225 sq.ft.)

Total floor area: 74.1 sq.m. (798 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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