



EDWARD KNIGHT
ESTATE AGENTS

3 LANSDOWNE PLACE, RUGBY, CV21 3RY

£295,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this unique opportunity to purchase a spacious detached bungalow which is situated perfectly within a quiet cul de sac between central Rugby and Hillmorton.

This 1920' property is in need of complete modernisation throughout the accommodation, which includes a bright and airy entrance hall, living room with dual aspect windows, dining room with bay window, spacious kitchen, two double bedrooms and a modern family bathroom. Externally the property occupies an enviable plot, the driveway provides parking and access to the single garage whilst the extensive rear garden (which requires some landscaping) is both sunny and private, backing onto a beautiful open green recreational ground.

Viewings for this property are strictly by appointment with Edward Knights Regent Street office, please call or email anytime to organise your appointment.



LOCATION

Lansdowne Place is a quiet tree lined cul de sac located on the Eastlands estate which is situated perfectly between the Rugby town centre and Hillmorton.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants, and coffee shops. Lawrence Sheriff grammar school for boys and the world-renowned Rugby School are both within a ten-minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten-minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

Behind the property is Winfield recreation ground which is excellent for observing local sport, picnicking, and dog walking.







ENTRANCE PORCH

ENTRANCE HALL

LIVING ROOM

13' 7" x 14' 0" max (4.14m x 4.27m)

DINING ROOM

9' 9" x 8' 6" (2.97m x 2.59m)

KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m)

BEDROOM ONE

13' 4" x 9' 9" (4.06m x 2.97m)

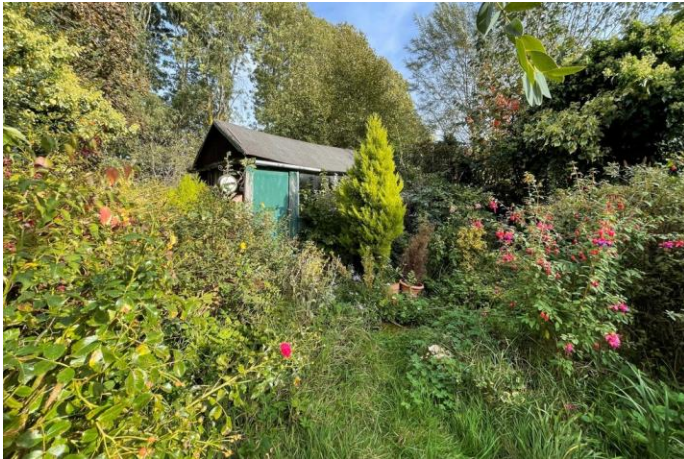
BEDROOM TWO

11' 9" min x 10' 4" (3.58m x 3.15m)

SHOWER ROOM

5' 9" x 5' 7" (1.75m x 1.7m)

GARAGE



Ground Floor

Approx. 81.0 sq. metres (872.1 sq. feet)



Total area: approx. 81.0 sq. metres (872.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC