



EDWARD KNIGHT
ESTATE AGENTS

2 DALE STREET, RUGBY, CV21 2LP

£375,000





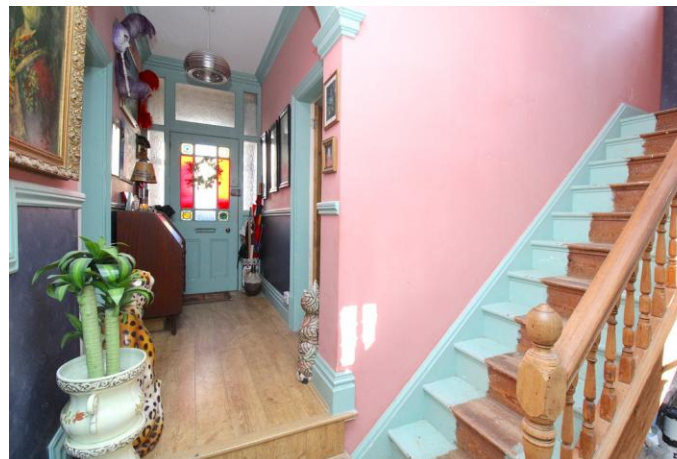
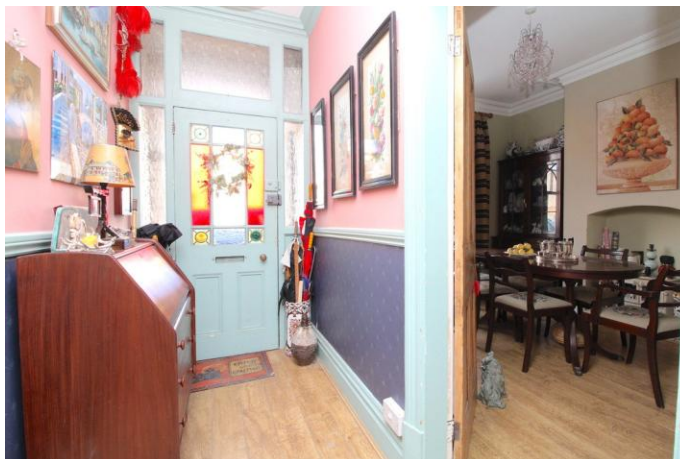
PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this unique, spacious, detached property which occupies a corner plot with secure off-road parking and garaging in Rugby Town Centre. This attractive traditional home offers a wealth of versatile accommodation, as well as potential for conversion, extension, and further renovation.

The charming and characterful accommodation includes a spacious entrance hall with stairs that rise to the first floor, a living room, sitting room, dining room, large open plan kitchen dining room with glass ceiling and central island, utility room with WC, a very large storage room, a bright and airy landing with feature window, four very well-proportioned bedrooms and a family bathroom with roll top bath. Externally there is secure, gated off road parking and a double garage which can easily be accessed from, inside the property also.

As the selling agent we would like to recommend that this property would make a lovely centrally located family home or a fantastic investment property to include the potential for a house of multiple occupancy subject to the usual planning procedures.

Viewings are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars and restaurants. Rugby train station is also within walking distance and offers a regular fast service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a vast choice of both junior and senior schooling nearby which includes Lawrence Sheriff grammar school for boys.







GROUND FLOOR

ENTRANCE HALL

15' 8" x 14' 4" (4.78m x 4.37m)

INNER LOBBY

15' 0" x 5' 8" (4.57m x 1.73m)

SITTING ROOM

12' 5" x 10' 10" (3.78m x 3.3m)

LIVING ROOM

12' 3" x 10' 7" (3.73m x 3.23m)

UTILITY ROOM

8' 7" x 5' 7" (2.62m x 1.7m)

DINING ROOM

11' 7" x 11' 8" (3.53m x 3.56m)

KITCHEN/BREAKFAST ROOM

20' 6" x 12' 7" (6.25m x 3.84m)

STORE ROOM

20' 0" x 14' 1" (6.1m x 4.29m)



FIRST FLOOR

LANDING

18' 7" x 5' 8" (5.66m x 1.73m)

MASTER BEDROOM

14' 4" x 12' 4" (4.37m x 3.76m)

BEDROOM TWO

12' 5" x 12' 4" (3.78m x 3.76m)

BEDROOM THREE

11' 8" x 12' 7" (3.56m x 3.84m)

BEDROOM FOUR

8' 4" x 10' 5" (2.54m x 3.18m)

FAMILY BATHROOM

8' 4" x 9' 4" (2.54m x 2.84m)

OUTSIDE

GARAGE

18' 7" x 13' 10" (5.66m x 4.22m)

Ground Floor

Approx. 101.9 sq. metres (1096.3 sq. feet)



First Floor

Approx. 94.7 sq. metres (1019.3 sq. feet)



Total area: approx. 196.5 sq. metres (2115.6 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		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC