



EDWARD KNIGHT
ESTATE AGENTS

32 DAVENTRY ROAD, BARBY, RUGBY, CV23 8TR

OFFERS OVER £285,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale a rare opportunity to purchase this three-bedroom semi-detached home with a particularly large garden and open views of beautiful countryside. This extended property is in need of some refurbishment throughout the accommodation and should be considered the ideal first-time/family home in one of Rugby's sought after village locations.

The accommodation includes an entrance porch, entrance hall, living room, conservatory, kitchen dining room, utility room, boiler room, three bedrooms and a family bathroom. The West facing rear garden is the most wonderful feature of this property, boasting mature planting/shrubs, a large lawned space, greenhouse and timber framed shed.

LOCATION

Barby village has a garden centre and separate plant nursery, village store and post office, village hall and church, pre-school and primary school and finally The Arnold Arms public house which is located in the very centre of the village. There is a wide range of shopping available in nearby Rugby, situated approximately five miles away, with a regular bus service. Within Rugby there is a Virgin Train service giving access to Euston, London in under an hour. Due to the excellent road network surrounding Rugby, there is also good access to Southam, Daventry, Leamington, Northampton, Warwick, Coventry and further afield in Milton Keynes.



ENTRANCE PORCH

6' 3" x 3' 2" (1.91m x 0.97m)

ENTRANCE HALL

7' 1" x 4' 10" (2.16m x 1.47m)

LIVING ROOM

12' 3" x 18' 2" (3.73m x 5.54m)

CONSERVATORY

9' 8" x 11' 8" (2.95m x 3.56m)

KITCHEN/DINER

11' 2" x 17' 2" (3.4m x 5.23m)

UTILITY ROOM

6' 3" x 7' 6" (1.91m x 2.29m)

BOILR ROOM

6' 10" x 3' 1" (2.08m x 0.94m)

LANDING

9' 6" x 6' 5" (2.9m x 1.96m)

MASTER BEDROOM

11' 1" x 11' 10" (3.38m x 3.61m)

BEDROOM TWO

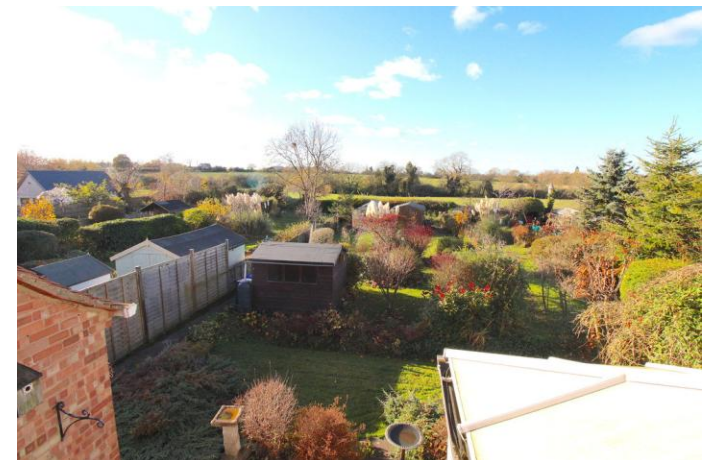
11' 10" x 7' 9" (3.61m x 2.36m)

BEDROOM THREE

8' 9" x 10' 0" (2.67m x 3.05m)

WET ROOM

8' 5" x 5' 5" (2.57m x 1.65m)

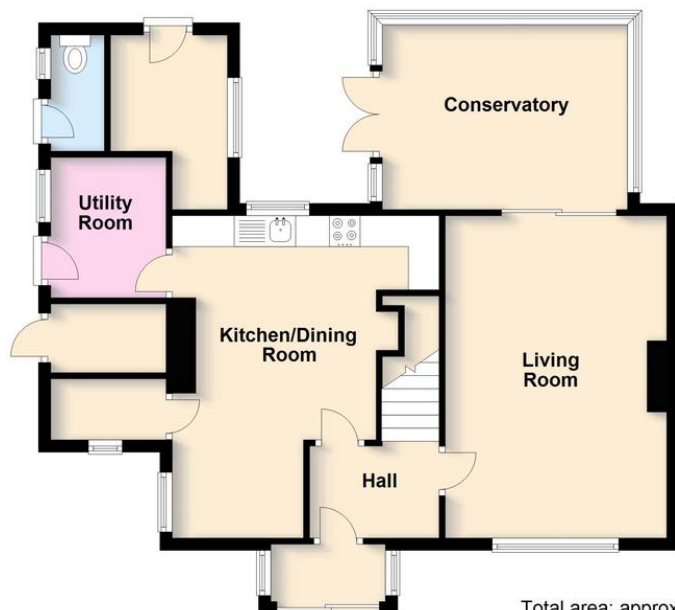






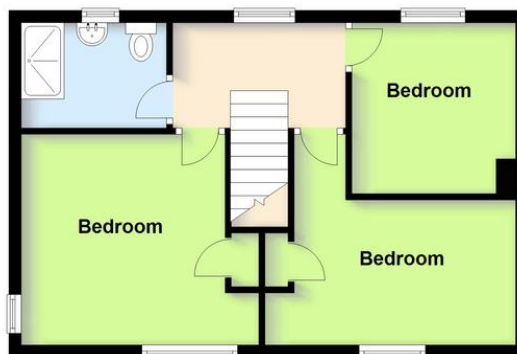
Ground Floor

Approx. 72.0 sq. metres (775.5 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 114.2 sq. metres (1229.2 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		
(55-68) D		61
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC