



**EDWARD KNIGHT**  
ESTATE AGENTS

3 HAMLET CLOSE, WOODLANDS, RUGBY, CV22 6LS

OFFERS OVER £285,000





### SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate three bedroom semi detached property which has been improved by the current owner to a high standard. The property is located in the highly sought after area of Woodlands in Rugby and is convenient for a range of amenities to include a parade of shops, Sainsbury's supermarket and sought after schools for all ages.

In brief, the accommodation comprises of an entrance hall, lounge/dining room with feature fireplace, conservatory, fitted kitchen, master bedroom and ground floor shower room. To the first floor there are two further well proportioned bedrooms. Externally there is well maintained rear garden and to the front a driveway providing ample off road parking.

### LOCATION

Situated in one of Rugby's most popular suburbs, this property is within walking distance of Sainsbury's supermarket and Bilton village which is a popular residential area with many amenities including two public houses, Tesco express and a variety of eateries. Nearby Rugby also has a variety of shops and a train station providing great rail links to London, Birmingham and other cities. There is also an impressive range of schooling available in and around the area to include Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, Bawnmore Infant School and of course the famous Rugby School.

### ENTRANCE HALL

9' 5" x 3' 4" (2.87m x 1.02m)

### LOUNGE

18' 4" x 10' 1" (5.59m x 3.07m)



**DINING ROOM**

11' 8" x 10' 1" (3.56m x 3.07m)

**CONSERVATORY**

11' 4" x 9' 7" (3.45m x 2.92m)

**KITCHEN**

8' 4" x 8' 0" (2.54m x 2.44m)

**BEDROOM**

11' 8" x 9' 4" (3.56m x 2.84m)

**SHOWER ROOM**

7' 6" x 5' 0" (2.29m x 1.52m)

**FIRST FLOOR**

**BEDROOM**

12' 3" x 10' 1" (3.73m x 3.07m)

**BEDROOM**

12' 0" x 9' 5" (3.66m x 2.87m)









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		