



EDWARD KNIGHT
ESTATE AGENTS

22 MAGEE CLOSE, CAWSTON, RUGBY, CV22 7DQ

£280,000





SUMMARY

Edward Knight Estate Agents are delighted to present this three bedroom semi detached property situated within the ever popular Cawston Field's Development, and has the benefit of the remaining NHBC warranty.

The internal accommodation includes entrance hall, ground floor cloakroom, fitted kitchen, living/dining room with French doors leading onto the rear garden. To the first floor there are three bedrooms and a family bathroom.

Externally, there is an enclosed rear garden and to the front there is a driveway providing off road parking.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street Office.



LOCATION

Cawston is a suburban village close to the south west of Rugby and neighbouring village Bilton. It is located approximately 2 miles from Rugby Town Centre and Rugby's Railway Station with its high speed service to London Euston which takes just under 50 minutes. Cawston is ideally placed to access major road networks including the A45, M45, M1 and M6.

Bilton Village is just a short walk away and still boasts a wealth of its original character including a beautiful village green which is renowned in the Spring for a wonderful display of crocuses. The various amenities within the village include two supermarkets, two public houses (The George & The Black Horse), a doctor's surgery, dentist, chemist, hairdressers, beauty salon, various coffee shops and eateries, butchers and four churches which include St Marks Church, dating back to the 14th century.

A wide range of good Schooling is available in the near by area to include Cawston Primary School, Bilton Primary School and Bilton Junior School, with private schooling options offered by Crescent School and Bilton Grange Preparatory School and Secondary education is available at Bilton School and Rugby Free School. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys which is located in Rugby's centre.





ENTRANCE HALL

12' 8" x 3' 8" (3.86m x 1.12m)

W.C.

4' 9" x 2' 9" (1.45m x 0.84m)

KITCHEN

11' 6" x 8' 8" (3.51m x 2.64m)

LIVING/DINING ROOM

16' 1" x 14' 9" (4.9m x 4.5m)

LANDING

11' 3" x 3' 3" (3.43m x 0.99m)

BEDROOM ONE

13' 4" x 9' 1" (4.06m x 2.77m)

BEDROOM TWO

13' 0" x 8' 8" (3.96m x 2.64m)

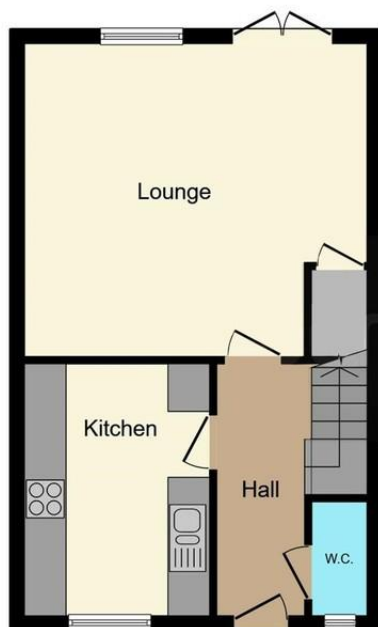
BEDROOM THREE

8' 8" x 7' 2" (2.64m x 2.18m)

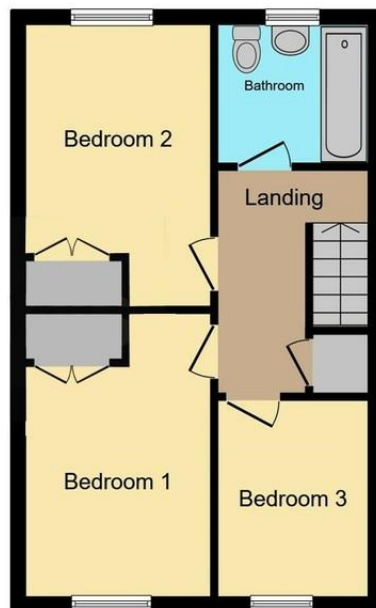
BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

OFF ROAD PARKING



Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		