



EDWARD KNIGHT
ESTATE AGENTS

31 ILMER CLOSE, STRAWBERRY FIELDS, RUGBY, CV21 1TY

£199,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two-bedroom mid mews property in a quiet cul de sac location, which is situated within the ever-popular Strawberry Fields housing development in North Rugby.

In brief the accommodation comprises of a spacious lounge and new fitted kitchen. To the first floor there are two bedrooms and a family bathroom. Externally there is an enclosed rear garden and to the front there is allocated parking for two cars.

LOCATION

Strawberry Fields is a modern estate located to the North of Rugby's Centre. The property is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Great Central Railway nature walk is nearby similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencer's, Nike and Nando's. The town centre itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops and is located approximately 3 miles away.



LOUNGE

16' 8" x 11' 11" (5.08m x 3.63m)

KITCHEN/BREAKFAST ROOM

12' x 8' 1" (3.66m x 2.46m)

BEDROOM ONE

12' 2" x 10' (3.71m x 3.05m)

BEDROOM TWO

10' 11" x 6' 10" (3.33m x 2.08m)

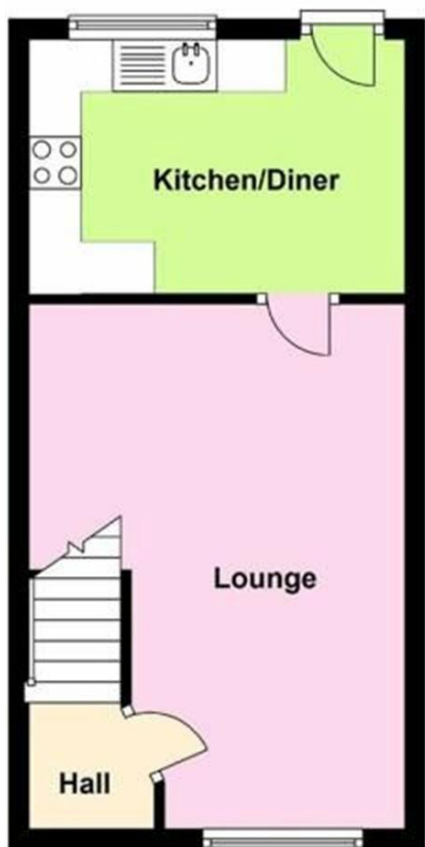
BATHROOM

7' 10" x 4' 10" (2.39m x 1.47m)



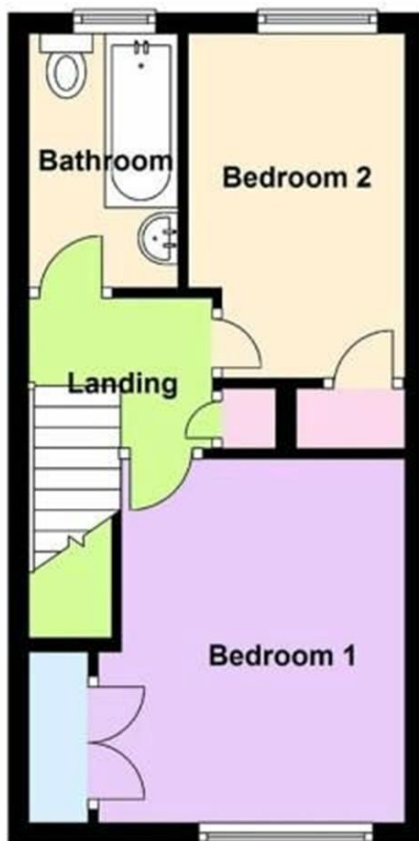
Ground Floor

Approx. 28.2 sq. metres (304.1 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.7 sq. feet)



Total area: approx. 56.5 sq. metres (607.8 sq. feet)

Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart