



**EDWARD KNIGHT**  
ESTATE AGENTS

35 BRONTE CLOSE, RUGBY, CV21 3PD

£219,950







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two bedroom semi detached home, situated in a quiet cul de sac in between Hillmorton and Rugby's Town Center.

In brief, the accommodation comprises of an entrance hall, living room, kitchen/diner and conservatory. To the first floor there are two well proportioned bedrooms and a refitted shower room. Externally there is a well maintained rear garden and to the front of the property there is off road parking.

Early viewing is considered essential to appreciate the property on offer.

#### LOCATION

Bronte Close is located in a quiet cul de sac situated perfectly between the Rugby town centre and Hillmorton.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a ten minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40



motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

**ENTRANCE HALL**

3' 9" x 4' 8" (1.14m x 1.42m)

**LOUNGE**

13' 4" x 9' 9" (4.06m x 2.97m)

**KITCHEN**

13' 2" x 8' 5" (4.01m x 2.57m)

**CONSERVATORY**

9' 9" x 9' 9" (2.97m x 2.97m)

**BEDROOM ONE**

13' 3" x 9' 9" (4.04m x 2.97m)

**BEDROOM TWO**

9' 7" x 7' 3" (2.92m x 2.21m)

**SHOWER ROOM**

6' 0" x 5' 6" (1.83m x 1.68m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		