



EDWARD KNIGHT
ESTATE AGENTS

28B NEWLAND STREET, RUGBY, CV22 7BJ

£204,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented, three bedroom terraced property which is situated in a central location just off the Lawford Road. The well proportioned accommodation is set over two floors and includes an entrance hall, living/dining room, kitchen, three well proportioned bedrooms and a first floor bathroom.

There is an enclosed rear garden and the property benefits from an allocated parking space and garage to the rear. The property is considered an ideal first time or investment purchase.

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

LOCATION

The property is located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.

ENTRANCE HALL

3' 7" x 3' 1" (1.09m x 0.94m)

LIVING/DINING ROOM

21' 4" x 13' 9" (6.5m x 4.19m)

KITCHEN

9' 8" x 7' 7" (2.95m x 2.31m)



BEDROOM ONE

12' 7" x 7' 5" (3.84m x 2.26m)

BEDROOM TWO

9' 8" x 7' 8" (2.95m x 2.34m)

BEDROOM THREE

8' 9" x 5' 9" (2.67m x 1.75m)

BATHROOM

7' 2" x 6' 4" (2.18m x 1.93m)

REAR GARDEN

GARAGE IN BLOCK

There is an allocated parking space to the rear and a garage in block.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		