



**EDWARD KNIGHT**  
ESTATE AGENTS

20 LONG FURLONG, RUGBY, CV22 5QS

£400,000





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this spacious three-bedroom detached house located in one of Rugby's most sought after locations. This wonderful home includes an entrance porch, entrance hall, living room, kitchen, dining room, W.C, three well-proportioned bedrooms, bathroom and garage. Externally the property boasts a nice sized front and back garden with plenty of off-road parking.

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

\*\*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. \*\*

\*\*Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. \*\*



## LOCATION

The property is situated just over a mile from the town centre in an established and popular residential part of Rugby, being just off the Dunchurch Road. From here it is only a short drive (or a brisk walk) to the centre of town where, there is also a regular bus service just a stone's throw away from the property itself.

Rugby offers an extensive range of shopping facilities including an independent quarter, there is a mainline train station where trains offer a frequent service to Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff, Princethorpe College and world-famous Rugby School.







**ENTRANCE PORCH**

6' 5" x 9' 6" (1.96m x 2.9m)

**ENTRANCE HALL**

13' 4" x 6' 9" (4.06m x 2.06m)

**LIVING ROOM**

25' 8" x 11' 3" (7.82m x 3.43m)

**DINING ROOM**

9' 6" x 9' 6" (2.9m x 2.9m)

**KITCHEN**

11' 5" x 9' 5" (3.48m x 2.87m)

**W.C**

6' 2" x 3' 1" (1.88m x 0.94m)

**LANDING**

13' 11" x 6' 8" (4.24m x 2.03m)

**MASTER BEDROOM**

16' 9" x 11' (5.11m x 3.35m)

**BEDROOM TWO**

12' 9" x 8' 8" (3.89m x 2.64m)

**BEDROOM THREE**

9' x 9' 5" (2.74m x 2.87m)

**BATHROOM**

9' 10" x 7' 8" (3m x 2.34m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements