



EDWARD KNIGHT
ESTATE AGENTS

40 OLIVER STREET, RUGBY, CV21 2EU

£185,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented three storey, two bedroom Victorian terraced property which has been improved by the current owner to a high standard. This property is conveniently located within easy walking distance of Rugby town centre and railway station. In brief the accommodation comprises of a dining room, living room, kitchen, three bedrooms and a family bathroom. Externally, there is a private, low maintenance garden to the rear of the property.

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

LOCATION

The property is perfectly 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.

Rugby railway station – approximately 1.7 miles
Elliot's Field Retail Park – approximately 1.2 mile
M6 Junction 1 – approximately 5 miles

GROUND FLOOR

LOUNGE



4' x 10' 10" (1.22m x 3.3m)

DINING ROOM

12' 1" x 10' 8" (3.68m x 3.25m)

KITCHEN

13' 5" x 4' 8" (4.09m x 1.42m)

FIRST FLOOR

LANDING

MAIN BEDROOM

14' x 10' 10" (4.27m x 3.3m)

BATHROOM

9' 4" x 10' 8" (2.84m x 3.25m)

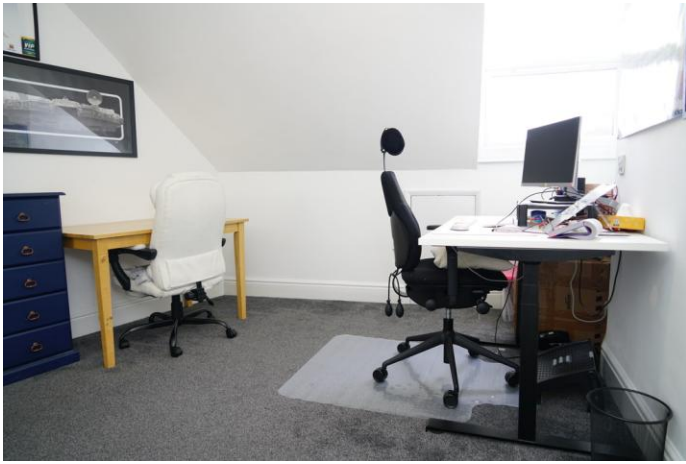
SECOND FLOOR

BEDROOM TWO

17' 4" x 10' 10" (5.28m x 3.3m)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		