



EDWARD KNIGHT
ESTATE AGENTS

15 LONG FURLONG, HILLSIDE, RUGBY, CV22 5QS

£349,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this spacious, three-bedroom bungalow, located in one of Rugby's most sought-after locations. Situated in the quiet area of Long Furlong, this property benefits from substantial front and rear gardens, as well as off road parking, garaging and potential to extend.

This property is being offered for sale with no chain and includes an entrance porch, open plan living room/dining room, kitchen, family bathroom, three bedrooms with ensuite to the master.

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



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

3' x 5' 0" (0.91m x 1.52m)

OPEN PLAN LIVING/DINING AREA

17' 1" x 25' 0" (5.21m x 7.62m)

KITCHEN

9' 1" x 9' 1" (2.77m x 2.77m)

BATHROOM

5' 0" x 6' 1" (1.52m x 1.85m)

MASTER BEDROOM

9' 0" x 19' 0" (2.74m x 5.79m)

ENSUITE

4' 0" x 9' 0" (1.22m x 2.74m)

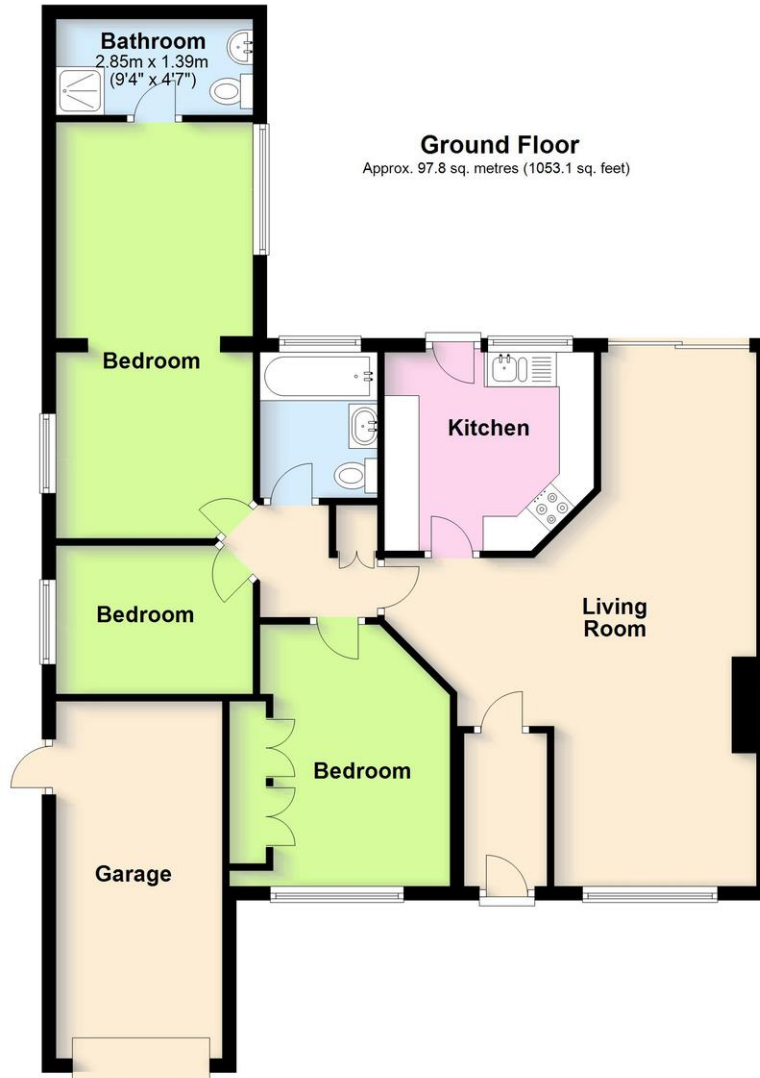
BEDROOM TWO

9' 0" x 11' 1" (2.74m x 3.38m)

BEDROOM THREE

6' 1" x 9' 0" (1.85m x 2.74m)

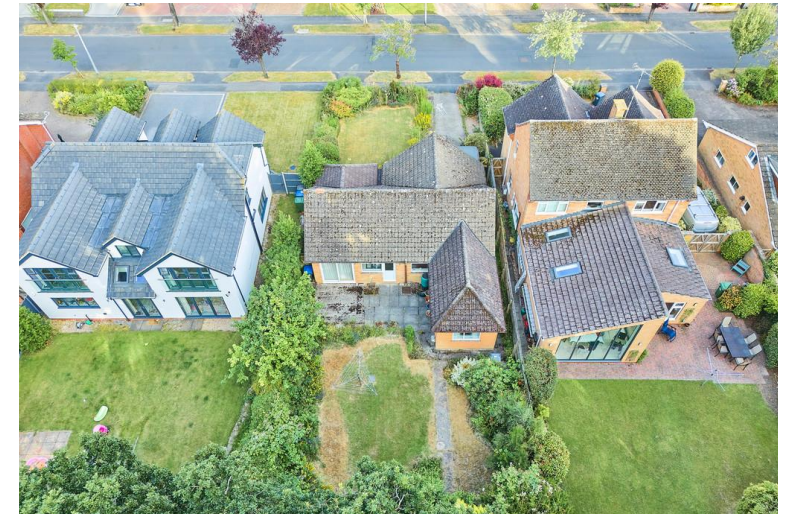




Ground Floor
Approx. 97.8 sq. metres (1053.1 sq. feet)

Total area: approx. 97.8 sq. metres (1053.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		