



**EDWARD KNIGHT**  
ESTATE AGENTS

46 AMBLESIDE, BROWNSOVER, RUGBY, CV21 1QP

£239,950







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this well presented two bedroom semi detached property located in Brownsover in Rugby. This immaculate home has been improved by the current owner, it benefits from a good sized driveway with ample off road parking, as well as a garage and a well maintained garden. In brief the accommodation comprises of an entrance hall, spacious living room, kitchen/dining area, conservatory, two well proportioned bedrooms and bathroom. Externally there is a well kept rear garden laid to lawn with established borders and a patio which is ideal for al-fresco dining.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street office.

#### LOCATION

Brownsover is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6, A5 and A14 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.

As well as being perfect for commuters, this location is excellent for walkers and shoppers. The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve and Great Central Railway Nature Reserve are just a short distance away similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencer's, Nike and Nando's. The property is within walking distance to a range of local shops and a doctor's surgery, it is also close to main bus routes.



**LIVING ROOM**

15' 6" x 11' 9" (4.72m x 3.58m)

**ENTRANCE HALL**

4' 4" x 3' 9" (1.32m x 1.14m)

**KITCHEN/DINER**

11' 9" x 9' 2" (3.58m x 2.79m)

**CONSERVATORY**

11' 10" x 7' 6" (3.61m x 2.29m)

**BEDROOM ONE**

12' 2" x 8' 9" (3.71m x 2.67m)

**BEDROOM TWO**

12' x 7' 7" (3.66m x 2.31m)

**BATHROOM**

9' 9" x 4' 6" (2.97m x 1.37m)

**GARAGE**

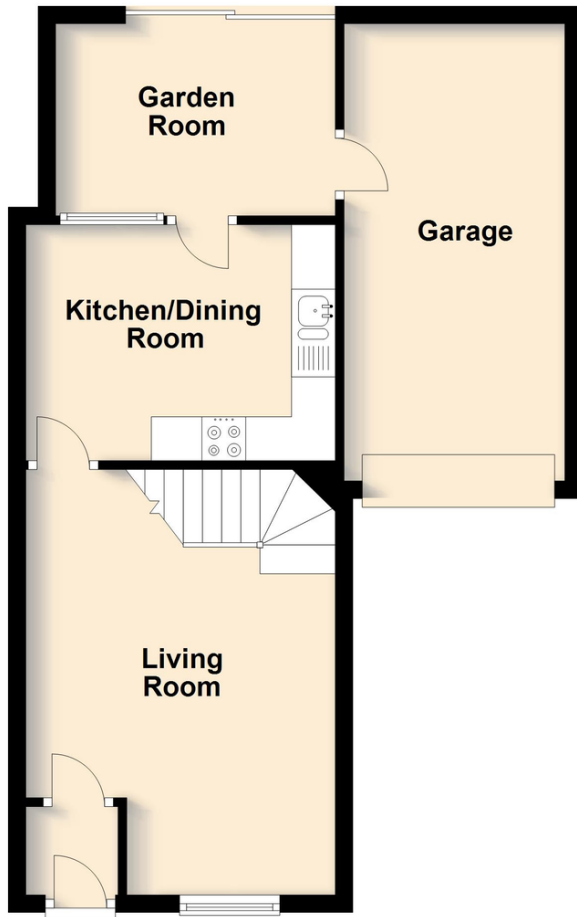
16' x 8' 2" (4.88m x 2.49m)





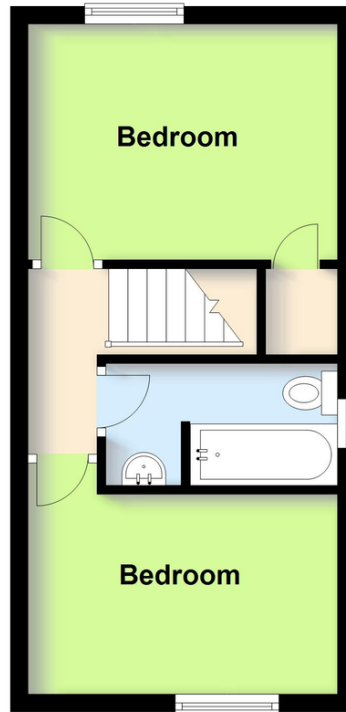
## Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



## First Floor

Approx. 27.0 sq. metres (290.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.8 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		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		