



**EDWARD KNIGHT**  
ESTATE AGENTS

17 SYCAMORE GROVE, RUGBY, CV21 2QY

£240,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully presented and fully updated, three bedroom, Victorian town house located on Sycamore Grove. This sought after location is in a quiet cul-de-sac within walking distance to Rugby's Town Centre and Railway Station, and a stone's throw away from the beautiful Caldecott Park.

This property boasts a wealth of charm and original features and has been sympathetically modernised. The roof was completely replaced two years ago, all windows are double glazed UPVC and a composite front door was installed a year ago. The gas central heating and water is Hive controlled with radiators throughout the property.

Externally, the property has a pretty front garden, with gated access, and a side entrance with secure gated access and further gate to the rear garden. The property has a stunning mature, private, sunny, west facing rear garden with a delightful entertaining area. This property is being offered for sale with no chain.



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



## LOCATION

17 Sycamore Grove is within 5 minutes walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistros, restaurants, pubs and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for Girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a 10 minute walk to Rugby Railway Station with an hourly service to Euston, which is only a 53 minute journey away. Elliotts Field and Junction One retail parks are also within walking distance. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.











#### ENTRANCE HALL

2' 8" x 12' 8" (0.81m x 3.86m)  
carpeted with entrance coir matting.

#### SITTING ROOM

13' 6" x 9' 5" (4.11m x 2.87m)  
laminated floor, flame effect convector heater.

#### LIVING/DINING ROOM

13' 8" x 12' 6" (4.17m x 3.81m)  
A good size with feature cast iron period fireplace with gas flame insert. Large understairs storage cupboard.

#### KITCHEN

15' 8" x 8' 1" (4.78m x 2.46m)  
A spacious modern re-fitted kitchen with integrated Neff double oven, Neff ceramic hob with extractor hood, fridge freezer and dishwasher. Tiled floor. Door access to the rear garden.

#### LANDING

14' 4" x 5' 6" (4.37m x 1.68m)  
Access to large, partially boarded loft with electric light and sockets. Storage cupboard.

#### MASTER BEDROOM

14' 4" x 11' 5" (4.37m x 3.48m)  
Large double bedroom with built in storage cupboard.

#### BEDROOM TWO

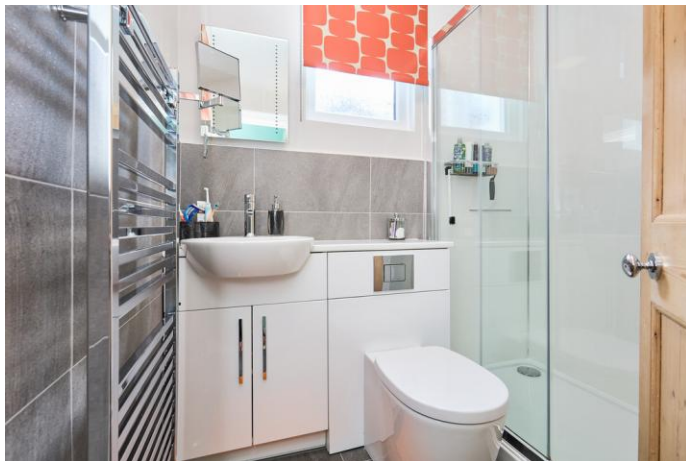
10' 9" x 11' 7" (3.28m x 3.53m)  
Good sized double bedroom.

#### SHOWER ROOM

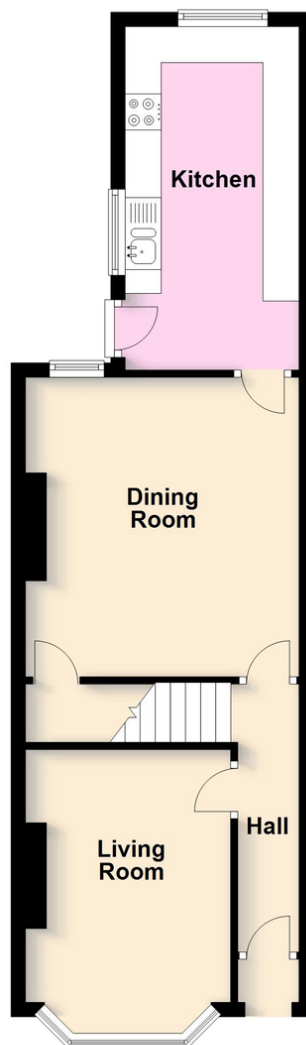
7' 5" x 5' 5" (2.26m x 1.65m)  
Spacious walk in dual rainfall/fixed handset power shower. White sink and wc with built in vanity unit. Tiles to floor and half wall. Glass door and shower panels in the shower enclosure. Heated chrome towel rail, extractor fan, LED overhead light, shaving mirror and illuminated vanity mirror.

#### BEDROOM THREE

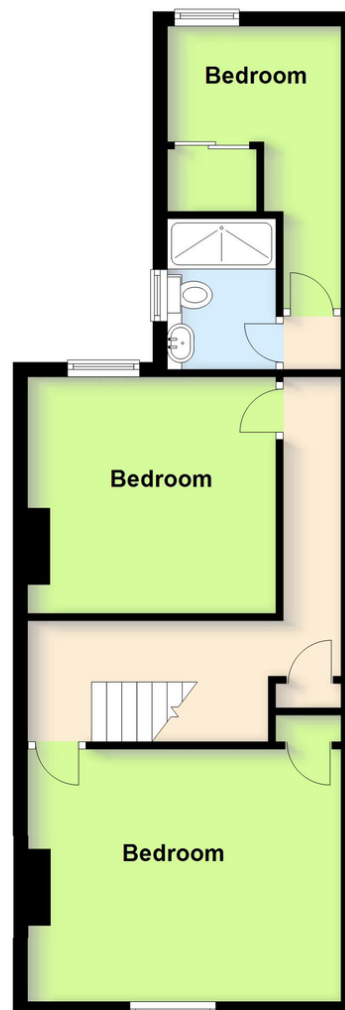
8' x 6' 2" (2.44m x 1.88m)  
Single bedroom which could also be suitable for a home office, Cat5 socket, large built in cupboard/wardrobe and airing cupboard.



**Ground Floor**  
Approx. 45.1 sq. metres (485.1 sq. feet)



**First Floor**  
Approx. 49.6 sq. metres (533.5 sq. feet)



Total area: approx. 94.6 sq. metres (1018.6 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		
69-80	C		72 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		