



**EDWARD KNIGHT**  
ESTATE AGENTS

29 RYDAL CLOSE, BROWNSOVER, RUGBY, WARWICKSHIRE, CV21 1JP

OFFERS OVER £230,000





#### PROPERTY SUMMARY

Edward Knight are delighted to present this three bedroom, semi detached property located within a quiet cul de sac within Brownsover. This property is ideally located for Rugby Railway Station, Junction One, Elliot's field retail parks and easy access to all major road networks including the M1/M6/A14. In brief, the property compromises of an entrance hall, living/dining room with feature fireplace, fitted kitchen, conservatory, three well proportioned bedrooms and a family bathroom. Externally, the property has a private rear garden, with patio area, ideal for outdoor dining. The property also benefits from a garage and good sized driveway providing off road parking.

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 Elliott's 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/DINING ROOM

24' 7" x 15' 5" (7.5m x 4.72m)

**KITCHEN**

8' 10" x 7' 2" (2.70m x 2.19m)

**MASTER BEDROOM**

12' 9" x 9' 3" (3.91m x 2.84m)

**BEDROOM TWO**

11' 7" x 9' 4" (3.55m x 2.85m)

**BEDROOM THREE**

7' 4" x 6' 1" (2.26m x 1.86m)

**BATHROOM**





EDWARD KNIGHT  
ESTATE AGENTS



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