



**EDWARD KNIGHT**  
ESTATE AGENTS

9 NAYLER CLOSE, WATERSIDE, RUGBY, CV21 1XG

OFFERS OVER £205,000







#### PROPERTY SUMMARY

Edward Knight Estate Agent are delighted to present this two bedroom semi detached property, located in Waterside, Rugby, situated in a quiet cul de sac. The property is convenient for a range of amenities to include a parade of shops, popular local schools for all ages as well as being a 10 minute walk to Rugby's Train Station. In brief, the accommodation comprises of an entrance hall, spacious living room, kitchen, two well proportioned bedrooms and a bathroom. Externally there is a well maintained rear garden and off road parking.

The property is being sold with no onward chain. Viewings for this property are strictly by appointment with Edward Knight Estate Agents.

#### LOCATION

Nayler Close is ideally located for local shops, railway station, retail parks, college and schooling. Rugby offers an extensive range of shopping facilities within a short distance including The Clock Towers shopping centre and Elliotts Field Retail park. Rugby also has a main line train station where trains convey London commuters to Euston in less than 50 minutes. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. The property is a 2 minute drive to the station. There is also an impressive range of State, Grammar and Private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, and the world-renowned Rugby School.



**ENTRANCE HALL**

**LIVING ROOM**

12' 6" x 14' 7" (3.81m x 4.44m)

**KITCHEN**

12' 6" x 8' 0" (3.81m x 2.44m)

**LANDING**

**BEDROOM TWO**

7' 7" x 12' 6" (2.31m x 3.81m)

**BEDROOM ONE**

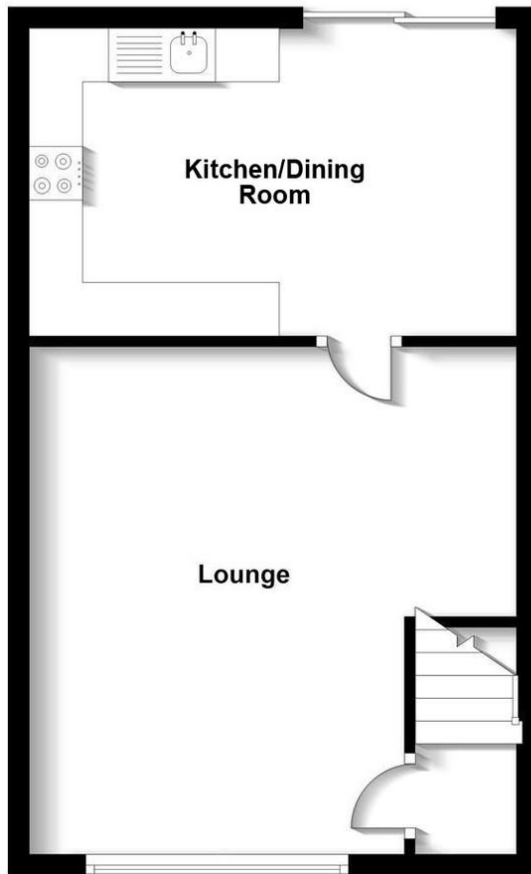
12' 6" x 7' 8" (3.81m x 2.34m)

**BATHROOM**

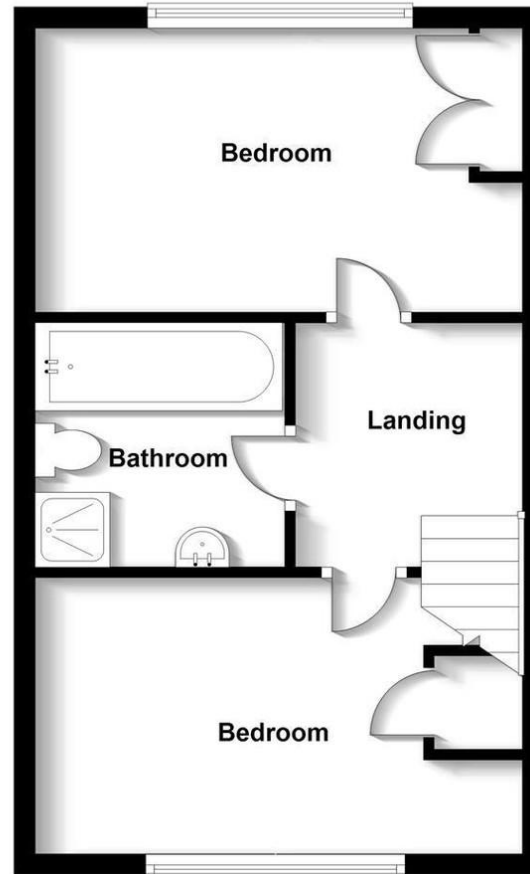
7' 2" x 6' 3" (2.18m x 1.91m)



**Ground Floor**



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		