



EDWARD KNIGHT
ESTATE AGENTS

44 LONG FURLONG, HILLSIDE , RUGBY, CV22 5QT

£425,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present a unique opportunity to purchase this particularly spacious detached property which occupies a large plot with open views to the rear. Situated in one of Rugby's most sought after locations and benefitting from popular local school catchments, this property is the perfectly family home with no onward chain.

This sizeable detached property boasts three double bedrooms, open plan kitchen dining room, utility/cloakroom, extended living room and garage. The property offers fantastic potential for extension and remodelling throughout the accommodation.

Viewings are strictly by appointment with Edward Knight Estate Agents Regent Street office.

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 stones 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 HALL

6' 4" x 9' 1" (1.93m x 2.77m)

KITCHEN/DINING ROOM

11' 9" x 17' 9" (3.58m x 5.41m)

UTILITY ROOM/CLOAKROOM

6' 4" x 8' 9" (1.93m x 2.67m)

LIVING ROOM

18' 0" x 16' 9" (5.49m x 5.11m)

LANDING

9' 9" x 8' 6" (2.97m x 2.59m)

BEDROOM ONE

8' 8" x 15' 5" (2.64m x 4.7m)

BEDROOM TWO

8' 7" x 11' 9" (2.62m x 3.58m)

BEDROOM THREE

12' 1" x 9' 7" (3.68m x 2.92m)

BATHROOM

5' 3" x 5' (1.6m x 1.52m)

GARAGE







Ground Floor

Approx. 75.2 sq. metres (809.2 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 125.1 sq. metres (1346.2 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		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		