



**EDWARD KNIGHT**  
ESTATE AGENTS

17 PINFOLD STREET, RUGBY, CV21 2JD

£170,000





## PROEPRTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale with no onward chain this three bedroom terraced property in need of modernisation which is situated in a central location just off the Lawford Road.

The well proportioned accommodation is set over three floors and includes two reception rooms, ground floor toilet, two first floor bedrooms and an additional bedroom to the second floor.

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



## LOCATION

The property is perfectly located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.

Rugby railway station – approximately 1.7 miles  
Elliot's Field Retail Park – approximately 1.2 mile  
M6 Junction 1 – approximately 5 miles



## GROUND FLOOR

### LIVING ROOM

12' 2" x 10' 5" (3.71m x 3.18m)

### DINING ROOM

12' 2" x 13' 2" (3.71m x 4.01m)

### KITCHEN

13' 7" x 5' 11" (4.14m x 1.8m)

### FAMILY BATHROOM

6' 0" x 5' 7" (1.83m x 1.7m)

## FIRST FLOOR

### MASTER BEDROOM

15' 4" x 10' 5" (4.67m x 3.18m)

### BEDROOM TWO

12' 3" x 10' 5" (3.73m x 3.18m)

## SECOND FLOOR

### BEDROOM THREE

11' 0" x 12' 1" (3.35m x 3.68m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		