



EDWARD KNIGHT
ESTATE AGENTS

32 CRAVEN ROAD, RUGBY, WARWICKSHIRE, CV21 3HY

GUIDE PRICE £200,000





PROPERTY SUMMARY

We are delighted to offer for sale this centrally located, three bedroom Victorian terraced property in Rugby. The property has been re-fitted and renovated throughout, the accommodation comprises of an entrance porch, open plan living room/dining room, fitted kitchen with integrated appliances, three well proportioned bedrooms and a shower room. Externally the property benefits from a low maintenance, private rear garden.

Viewings for this NO CHAIN property are strictly by appointment with Edward Knight's Regent Street offices.



LOCATION

The property is within 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 bistro's, restaurants 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 five minute walk to Rugby Railway Station with Euston only 50 minutes away. 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 PORCH

LIVING/DINING ROOM

28' 1" x 12' 1" (8.56m x 3.68m)

KITCHEN

11' 2" x 6' (3.4m x 1.83m)

SHOWER ROOM

7' 8" x 6' 6" (2.34m x 1.98m)

BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.4m)

BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m)

BEDROOM THREE

11' 1" x 6' 7" (3.38m x 2.01m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		