



EDWARD KNIGHT
ESTATE AGENTS

33 BENNETT STREET, RUGBY, CV21 2EP

£225,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this two bedroom semi detached property which is convenient for Rugby town centre and railway station which offers a mainline service to London Euston. In brief the accommodation comprises of entrance hall, lounge and kitchen breakfast room. To the first floor there are two double bedrooms and a family bathroom with a white suite, the property benefits from gas fired central heating to radiators and Upvc double glazing. Externally the property benefits from front and rear gardens and off road parking. This would make an ideal first time purchase and is being offered with no onward chain, viewing is highly recommended to avoid disappointment.

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

ENTRANCE HALL

7' 9" x 3' 8" (2.36m x 1.12m)

LOUNGE

14' 9" x 11' 6" (4.5m x 3.51m)

KITCHEN

11' 8" x 13' 1" (3.56m x 3.99m)

BEDROOM ONE

15' 1" x 11' 4" (4.6m x 3.45m)

BEDROOM TWO

13' 4" x 9' 6" (4.06m x 2.9m)

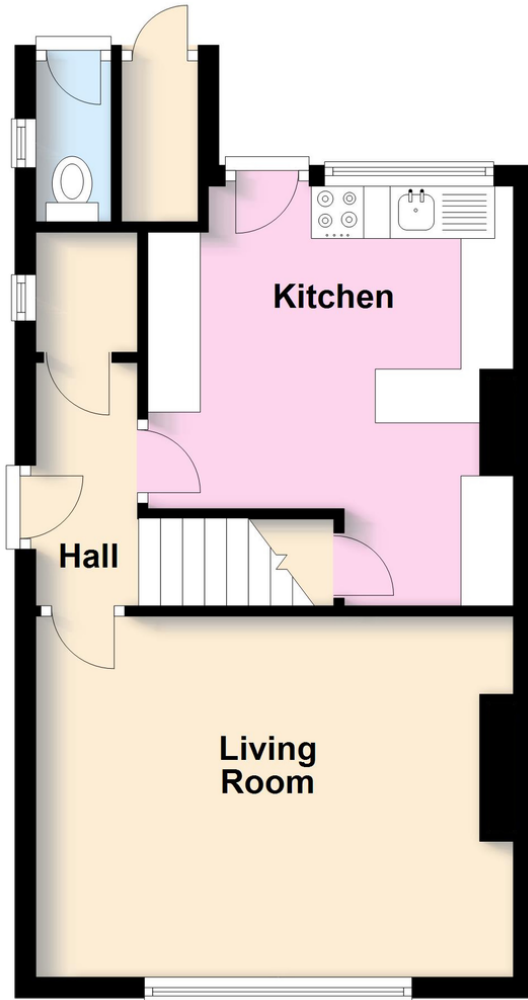
BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m)



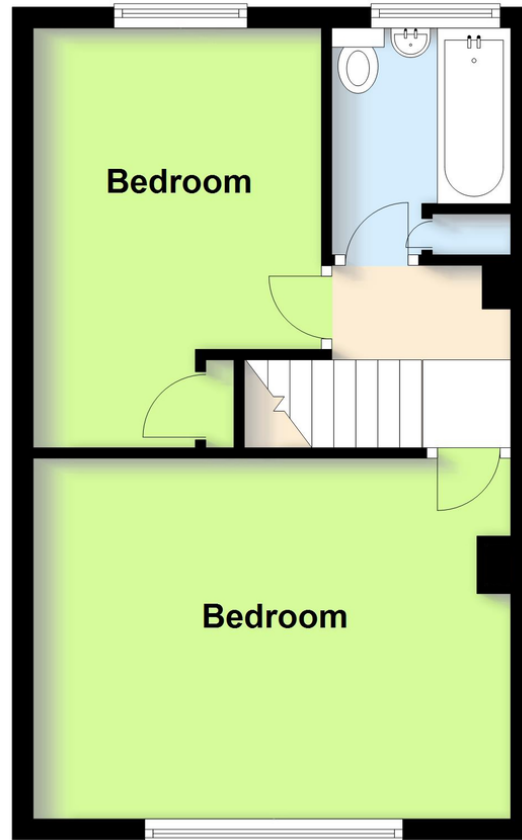
Ground Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Total area: approx. 70.8 sq. metres (761.6 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		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		