



EDWARD KNIGHT
ESTATE AGENTS

19 DORRIT PLACE, BUTTERFIELD GARDENS, RUGBY, CV21 1FZ





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented two-bedroom end terrace property built by Messrs Taylor Wimpey Homes and situated in Butterfield Gardens, one of Rugby's most desirable centrally located modern developments.

The property is located close to a wealth of local amenities including Elliott's Field and Junction One retail parks and is within walking distance of the train station and Rugby Town Centre as well as offering easy access to all major road networks.

The property comprises of an entrance hallway, kitchen, lounge/dining room, guest WC, two double bedrooms, family bathroom, rear garden and side by side parking for two vehicles.

Please call Edward Knight Estate Agents on 01788 543222 to arrange viewings.



LOCATION

Dorrit Place is ideally located within walking distance of Rugby town centre and Rugby railway station. The town itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops.

Within walking distance of the property there are a wide range of amenities which can be found at Elliott's Field and Junction One retail parks including high street shops, restaurants, a gym and cinema.

Schooling for all ages can be found within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance.

The property is perfectly positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.





ENTRANCE HALL

W.C

KITCHEN

9' 10" x 6' (3m x 1.83m)

LIVING ROOM/DINING ROOM

13' x 12' 2" (3.96m x 3.71m)

BEDROOM ONE

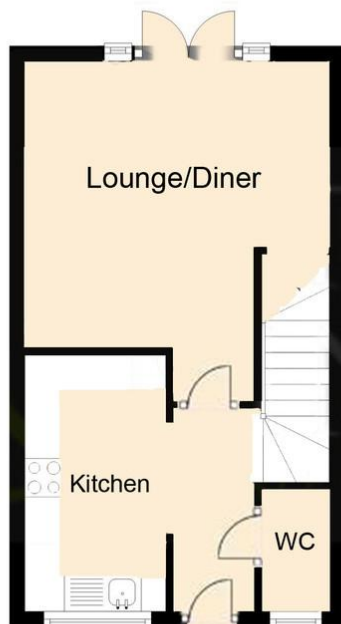
13' x 8' 7" (3.96m x 2.62m)

BEDROOM TWO

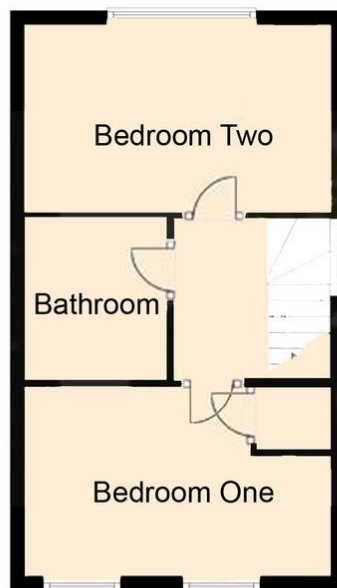
13' x 6' 10" (3.96m x 2.08m)

BATHROOM

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		