



EDWARD KNIGHT
ESTATE AGENTS

1 60 NORTON LEYS, HILLSIDE , RUGBY, CV22 5RS

GUIDE PRICE £295,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented three bedroom property in a highly sought after residential location which is conveniently situated for local amenities to include a parade of shops, Sainsbury's Supermarket and sought after schools for all ages.

In brief the accommodation comprises of an entrance hall, lounge/dining room and refitted kitchen with integrated appliances. To the first floor there are three well proportioned bedrooms and a spacious family bathroom with a modern white suite. The property benefits from Upvc double glazing and warm air central heating.

Externally the property benefits from a garage and rear garden which is laid to lawn with patio area ideal for alfresco dining and to the front is a driveway providing ample off road parking. The property is being offered with no onward chain.

Viewing is highly recommended Please call Edward Knight's Rugby offices to book an appointment.

LOCATION

The property is situated just over 1.5 miles 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 brisk 2 minute walk to Sainsburys Supermarket, 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

7' 0" x 3' 5" (2.13m x 1.04m)

LOUNGE AREA

14' 4" x 10' 9" (4.37m x 3.28m)

DINING AREA

10' 5" x 8' 2" (3.18m x 2.49m)

KITCHEN

11' 5" x 8' 5" (3.48m x 2.57m)

BEDROOM ONE

14' 6" x 10' 9" (4.42m x 3.28m)

BEDROOM TWO

10' 9" x 10' 3" (3.28m x 3.12m)

BEDROOM THREE

9' 0" x 8' 2" (2.74m x 2.49m)

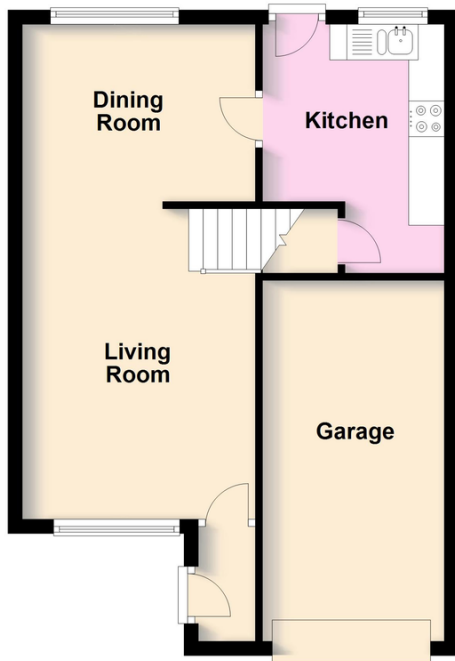
BATHROOM

9' 0" x 8' 2" (2.74m x 2.49m)



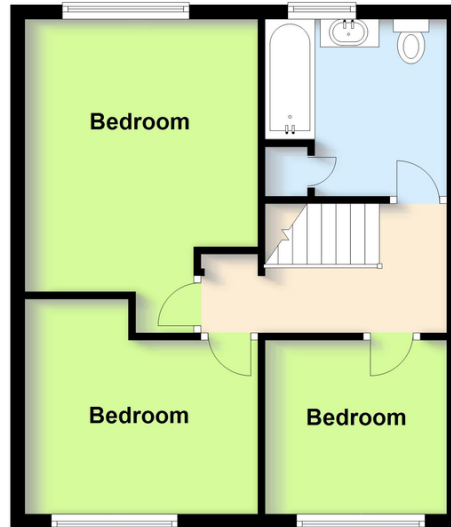
Ground Floor

Approx. 46.9 sq. metres (505.4 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)



Total area: approx. 88.0 sq. metres (947.2 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 | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |