



EDWARD KNIGHT
ESTATE AGENTS

11 HIDCOTE CLOSE, RUGBY, CV22 7JL

£150,000





PROPERTY SUMMARY

Edward Knight estate agents are delighted to offer for sale this modern two bedroom Coach house located at the end of a quiet cul-de-sac in the popular residential development of the pavilions, offering easy access to Rugby town centre. The accommodation briefly comprises: entrance hall lounge/kitchen inner hallway two bedrooms and bathroom with separate shower. The property further benefits from gas-fired central heating, uPVC double glazing and a single integral garage.

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 1.9 miles

Elliot's Field Retail Park – approximately 2.3 mile

M6 Junction 1 – approximately 6 mile



ENTRANCE HALL

LOUNGE/DINER

17' 9" x 12' 3" (5.41m x 3.73m)

BEDROOM ONE

17' 10" x 8' 5" (5.44m x 2.57m)

BEDROOM TWO

8' 1" x 6' 7" (2.46m x 2.01m)

BATHROOM

8' 5" x 7' 8" (2.57m x 2.34m)

GARAGE

LEASE DETAILS

Lease - 115 years remaining

Ground rent - £140 per annum

Service charge - £220 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		