



EDWARD KNIGHT
ESTATE AGENTS

15 WYNNE CRESCENT, RUGBY, CV21 1NS

OFFERS OVER £350,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented four bedroom versatile semi detached property built by St Modwen's situated in Technology Park, 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.

To the ground floor the property comprises of an entrance hallway, utility room, study/bedroom four and ground floor shower room. To the first floor there is the living room with balcony, kitchen/diner with integrated appliances and guest W.C. To the second floor there is three good sized bedrooms, the master benefitting from an ensuite shower room and a family bathroom. Externally, the property benefits from a garage with ample off road parking, as well as a lawned, rear garden with patio area ideal for alfresco dining.



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

LOCATION

Wynn Crescent 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

17' 9" x 7' 3" (5.41m x 2.21m)

LIVING ROOM

17' 5" x 10' 9" (5.31m x 3.28m)

KITCHEN/DINER

17' 4" x 10' 5" (5.28m x 3.18m)

UTILITY ROOM

11' 7" x 6' 4" (3.53m x 1.93m)



BEDROOM FOUR/STUDY

10' 8" x 10' 3" (3.25m x 3.12m)

SHOWER ROOM

8' 5" x 4' 3" (2.57m x 1.3m)

W.C

7' 3" x 6' 3" (2.21m x 1.91m)

BEDROOM ONE

12' 8" x 10' 5" (3.86m x 3.18m)

ENSUITE

5' 6" x 6' 1" (1.68m x 1.85m)

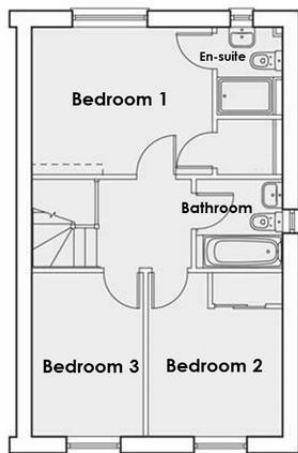
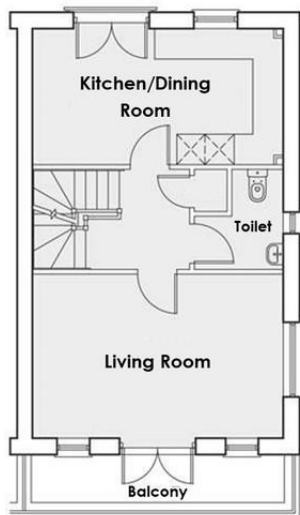
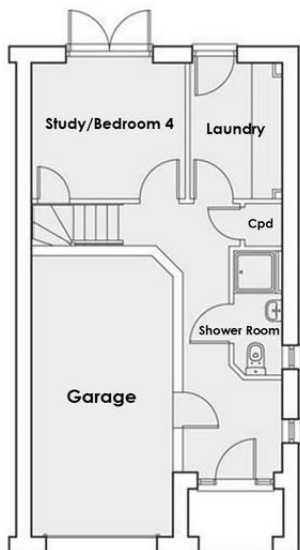
BEDROOM TWO

10' 8" x 7' 8" (3.25m x 2.34m)

BEDROOM THREE

9' 5" x 11' 2" (2.87m x 3.4m)





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		