



EDWARD KNIGHT
ESTATE AGENTS

74 GROSVENOR ROAD, RUGBY, CV21 3LE

£195,000





PROPERTY SUMMARY

We are delighted to offer for sale this well presented, three bedroom terraced property situated within Rugby's Town Centre, this property would be ideal for commuters being just a short walk away from Rugby's Train Station.

In brief, the accommodation comprises of an entrance hall, living room, dining room, fitted kitchen, utility room and bathroom and to the first floor there are three good sized bedrooms. Externally, to the rear there is a low maintenance garden and off road parking.

The property is being offered for sale with no onward chain, viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street office.

LOCATION

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a ten minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.



ENTRANCE HALL

12' 4" x 2' 7" (3.76m x 0.79m)

LIVING ROOM

9' 3" x 12' 3" (2.82m x 3.73m)

DINING ROOM

12' 5" x 11' 9" (3.78m x 3.58m)

KITCHEN

9' x 6' 9" (2.74m x 2.06m)

UTILITY ROOM

2' 9" x 5' 6" (0.84m x 1.68m)

BATHROOM

5' 5" x 7' 8" (1.65m x 2.34m)

MASTER BEDROOM

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM TWO

12' x 9' 4" (3.66m x 2.84m)

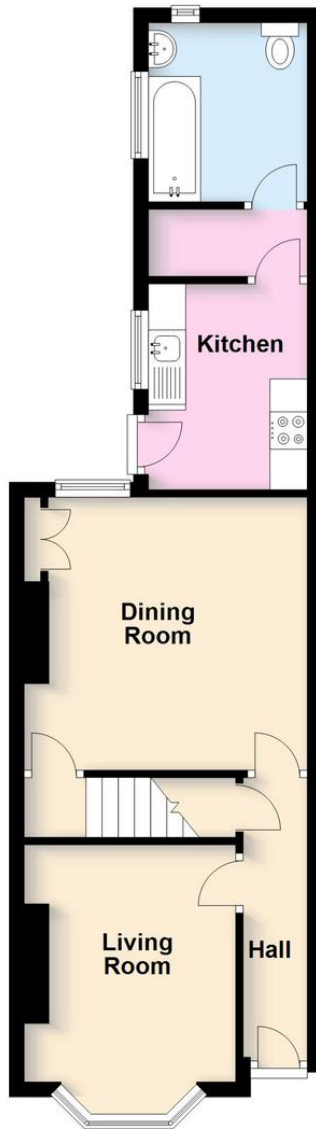
BEDROOM THREE

6' 9" x 9' (2.06m x 2.74m)



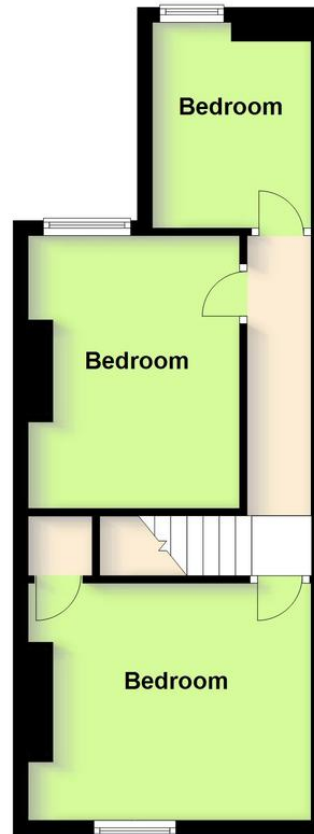
Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



First Floor

Approx. 35.9 sq. metres (385.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.0 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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		