



EDWARD KNIGHT
ESTATE AGENTS

26 MONTAGUE ROAD, RUGBY, CV22 6NA

£340,000





PROPERTY SUMMARY

We are delighted to offer for sale this well presented, three bedroom detached property which is situated in the highly sought after area of Woodlands, Rugby, the property is convenient for a range of 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, ground floor cloakroom, spacious living room/dining, breakfast/kitchen with integrated appliances, large conservatory and bedroom three. To the first floor there are two further well proportioned bedrooms and family bathroom with four piece white suite. The property further benefits from gas fire central heating to radiators and upvc double glazing. Externally there are front and rear gardens and a driveway leading to good sized garage.

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



LOCATION

Situated in one of Rugby's most popular suburbs, this property is within walking distance of Sainsbury's supermarket and Bilton village which is a popular residential area with many amenities including two public houses, Tesco express and a variety of eateries. Nearby Rugby also has a variety of shops and a train station providing great rail links to London, Birmingham and other cities. There is also an impressive range of schooling available in and around the area to include Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College, Bawnmore Infant School and of course the famous Rugby School.





ENTRANCE HALL

LIVING ROOM

22' 10" x 11' 3" (6.96m x 3.43m)

KITCHEN/BREAKFAST ROOM

11' 11" x 9' 8" (3.63m x 2.95m)

CONSERVATORY

21' 9" x 10' 8" (6.63m x 3.25m)

W.C

BEDROOM ONE

13' 10" x 11' 3" (4.22m x 3.43m)

BEDROOM TWO

10' 9" x 9' (3.28m x 2.74m)

BEDROOM THREE

9' 6" x 8' 9" (2.9m x 2.67m)

BATHROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		