



EDWARD KNIGHT
ESTATE AGENTS

26 OVERBECKS CLOSE, RUGBY, CV22 7DN

OFFERS OVER £250,000





PROPERTY SUMMARY

We are delighted to present this modern, three bedroom end of terrace property located at the end of a private path in the popular residential development of the pavilions, offering easy access to Rugby town centre.

In brief, the accommodation comprises of an entrance hall, upgraded fitted kitchen/dining room, living room, ground floor W.C, three good sized bedrooms, the master benefiting from an en suite and a family bathroom. Externally, the property benefits from a single garage and tiered garden with lawn and patio area.

Viewings for this property are strictly by appointment with Edward Knight Estate Agents Regent Street office.

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
Elliots Field Retail Park – approximately 2.3 miles
M6 Junction 1 – approximately 6 miles

ENTRANCE HALL

LIVING ROOM

15' 9" x 14' 1" (4.8m x 4.29m)

KITCHEN/DINER

11' 7" x 8' 11" (3.53m x 2.72m)

W.C

BEDROOM ONE

11' 9" x 9' 3" (3.58m x 2.82m)

ENSUITE

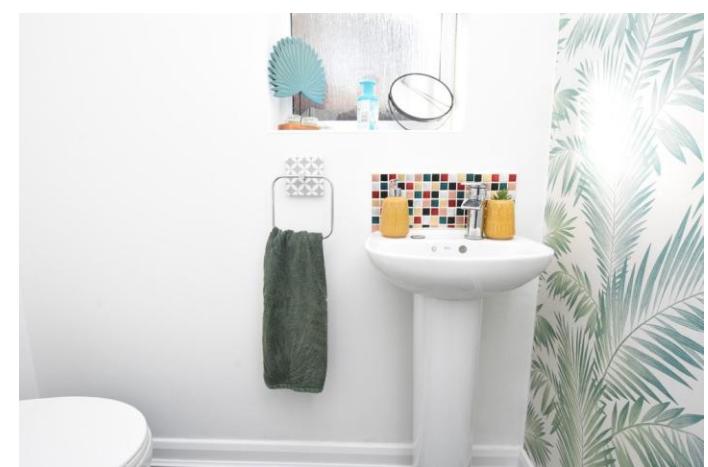
8' 8" x 2' 6" (2.64m x 0.76m)

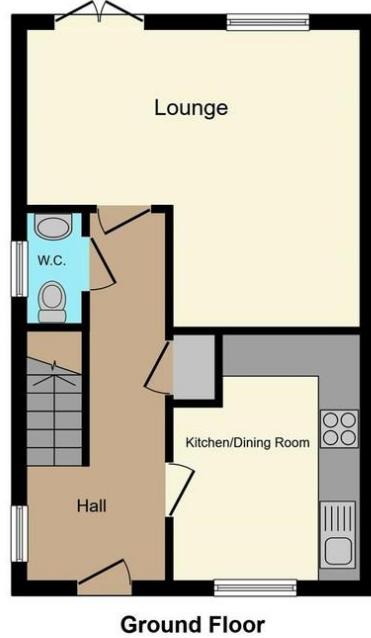
BEDROOM TWO

11' 2" x 8' 8" (3.4m x 2.64m)

BEDROOM THREE

7' 11" x 6' 10" (2.41m x 2.08m)





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

91 B

76 C