



**EDWARD KNIGHT**  
ESTATE AGENTS

244 NORTON LEYS, RUGBY, CV22 5RE

£280,000







## PROPERTY SUMMARY

We are delighted to offer for sale this well presented three bedroom property in a highly sought after residential location which is conveniently situated for local 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, lounge/dining room, refitted kitchen with integrated appliances and conservatory. To the first floor there are three well proportioned bedrooms and a spacious family bathroom. Externally the property benefits from a garage and rear garden which is Astro turf with patio area ideal for al- fresco dining and to the front is a driveway providing ample off road parking.

Viewing is highly recommended please call Edward Knight's Rugby offices to book an appointment.



## LOCATION

The property is situated just over 1.5 miles from the town centre in an established and popular residential part of Rugby, being just off the Dunchurch Road. From here it is only a brisk 2 minute walk to Sainsburys Supermarket, there is also a regular bus service just a stones throw away from the property itself.

Rugby offers an extensive range of shopping facilities including an independent quarter, there is a mainline train station where trains offer a frequent service to Euston in under 50 minutes. From Rugby, there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby Free School, Bilton Grange Preparatory School, Rugby High School for Girls, Lawrence Sheriff, Princethorpe College and world famous Rugby School.









**ENTRANCE HALL**

13' 7" x 8' 11" (4.14m x 2.72m)

**LIVING/DINING ROOM**

21' 6" x 11' 7" (6.55m x 3.53m)



**KITCHEN**

12' 8" x 9' 8" (3.86m x 2.95m)

**CONSERVATORY**

9' 10" x 9' (3m x 2.74m)

**BEDROOM ONE**

11' 5" x 8' 8" (3.48m x 2.64m)

**BEDROOM TWO**

11' x 9' (3.35m x 2.74m)

**BEDROOM THREE**

8' 2" x 7' 11" (2.49m x 2.41m)

**BATHROOM**

6' 5" x 6' 4" (1.96m x 1.93m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		