

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.



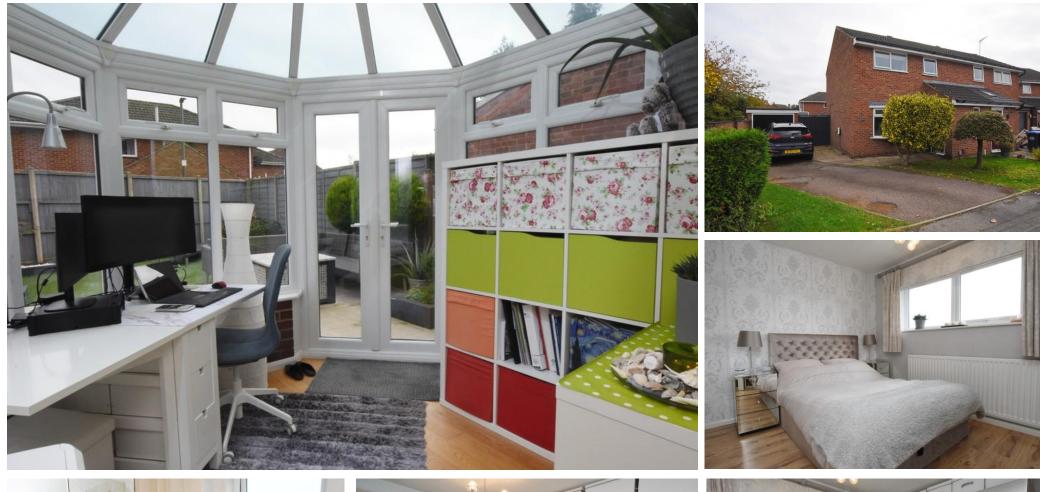
## LOCATION

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 is it only a brisk 2 minute walk to Sainsburys Supermarket, there is also a regular bus service just 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.









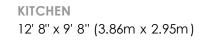






ENTRANCE HALL 13' 7" x 8' 11" (4.14m x 2.72m)

LIVING/DINING ROOM 21' 6" x 1 1' 7" (6.55m x 3.53m)



**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)

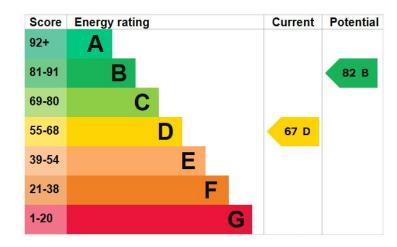
BEDROOM THREE 8' 2" x 7' 11" (2.49m x 2.41m)

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









14 Regent Street, Rugby, Warwickshire, CV21 2PY www.edwardknight.co.uk sales@edwardknight.co.uk 01788 543222 Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements