



EDWARD KNIGHT
ESTATE AGENTS

2 CASTLE MOUND, BARBY, RUGBY, CV23 8TN

OFFERS OVER £300,000





PROPERTY SUMMARY

We are delighted to offer for sale this immaculate two/three bedroom semi-detached property situated in the heart of the ever popular Barby Village.

This well presented home has been greatly improved and modernised by the current owner. In brief the accommodation comprises of an entrance hall, living room with recently installed log burner, dining room/bedroom, kitchen/breakfast room, bathroom and two well proportioned bedrooms. This property boasts an enviable corner plot with potential to extend to the side, externally to the front of the property there is a low maintenance landscaped garden perennials and shrubs. The rear garden is laid predominantly to lawn and is enclosed by new timber fencing to the boundaries. There is also access to a driveway and single garage. This property benefits from recently installed UPVC double glazing and oil fired central heating to radiators.

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



LOCATION

Barby village has a garden centre and separate plant nursery, village store and post office, village hall and church, pre-school and primary school and finally the recently renovated Arnold Arms public house which is located in the very centre of the village.

There is a wide range of shopping available in nearby Rugby, situated approximately five miles away, with a regular bus service. Within Rugby there is a speedy train service giving access to Euston, London in under 50 Minutes. Due to the excellent road network surrounding Barby, there is also good access to Southam, Daventry, Leamington, Northampton, Warwick, Coventry and further afield in Milton Keynes.

ENTRANCE HALL

10' 1" x 9' (3.07m x 2.74m)

LIVING ROOM

14' 1" x 10' 11" (4.29m x 3.33m)

DINING ROOM

11' 1" x 14' 1" (3.38m x 4.29m)

KITCHEN/BREAKFAST ROOM

16' 1" x 8' 1" (4.9m x 2.46m)

BATHROOM

5' 1" x 5' 11" (1.55m x 1.8m)

BEDROOM ONE

10' 11" x 11' 1" (3.33m x 3.38m)

BEDROOM TWO

11' 1" x 11' 1" (3.38m x 3.38m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		