



EDWARD KNIGHT
ESTATE AGENTS

30 CHARLESFIELD ROAD, RUGBY, CV22 5PQ

OFFERS IN EXCESS OF £300,000





PROPERTY SUMMARY

We are delighted to offer for sale this three bedroom detached property which is located in this popular residential location and 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 entrance hall, WC, kitchen/dining room, lounge leading onto the conservatory. To the first floor there are three bedrooms and a bathroom. The property benefits from Upvc double glazing and gas central heating to radiators.

Externally the property benefits from a garage and rear garden which is laid to lawn with patio area ideal for al- fresco dining and to the front is a driveway providing off road parking. The property is being offered with no onward chain.

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



LOCATION

The property is situated just over a mile 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 short drive (or a brisk walk) to the centre of town where, 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

16' 4" x 5' 4" (4.98m x 1.63m)

WC

4' 8" x 2' 2" (1.42m x 0.66m)

KITCHEN/DINING ROOM

16' 5" x 9' 6" (5m x 2.9m)

LOUNGE

14' 9" x 12' 2" (4.5m x 3.71m)

CONSERVATORY

16' 1" x 8' 2" (4.9m x 2.49m)

LANDING**BEDROOM ONE**

14' 9" x 9' 6" (4.5m x 2.9m)

BEDROOM TWO

11' 9" x 9' 10" (3.58m x 3m)

BEDROOM THREE

9' 0" x 7' 6" (2.74m x 2.29m)

BATHROOM

8' 0" x 5' 5" (2.44m x 1.65m)

GARAGE



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		