



EDWARD KNIGHT
ESTATE AGENTS

149 CLIFTON ROAD, RUGBY, CV21 3AG

£350,000 (OFFERS OVER)





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this attractive, three bedroom, semi-detached Victorian town house which is located in the heart of Rugby's town centre. This charming home includes a wealth of well kept original features within its spacious accommodation. Externally is a pretty fore garden with mature shrubs and a lawned rear garden with pond and entertaining area, there is also an outbuilding to the rear of the garden which is currently being used as a home office.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.



LOCATION

The property is located on Clifton Road, one of the most popular locations in Rugby for sizeable Victorian town houses, whilst being within walking distance of the town centre shopping areas, the road itself is a pretty tree lined street with various amenities and an established cemetery.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.







GROUND FLOOR

LOUNGE

14' 5" x 12' 8" (4.39m x 3.86m)

DINING ROOM

11' 8" x 11' 6" (3.56m x 3.51m)

KITCHEN

10' 4" x 10' 9" (3.15m x 3.28m)

UTILITY

7' 6" x 6' 6" (2.29m x 1.98m)

FIRST FLOOR

MASTER BEDROOM

11' 2" x 11' 4" (3.4m x 3.45m)

BEDROOM TWO

14' 8" x 11' 8" (4.47m x 3.56m)

BEDROOM THREE

6' 9" x 8' 10" (2.06m x 2.69m)

BATHROOM

10' 6" x 11' 7" (3.2m x 3.53m)

OUTSIDE

EXTERNAL OFFICE

9' 3" x 7' 4" (2.82m x 2.24m)





Total area: approx. 141.0 sq. metres (1518.0 sq. feet)
 This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	79