





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to bring to the market this deceptively spacious three-bedroom link-detached residence, offering an excellent opportunity for buyers seeking a home with potential to modernise and tailor to their own taste. Positioned in a peaceful cul-de-sac on the desirable north side of Rugby, the property benefits from excellent access to local retail parks, well-regarded schooling, the Midland motorway network, and Rugby railway station making it perfectly suited for commuters, families, and those seeking convenience without compromising on tranquillity.

The ground floor welcomes you with a spacious entrance hall that leads to a bright and airy lounge, a separate dining room ideal for entertaining, and a well-appointed fitted kitchen. Complementing the living accommodation is a useful ground-floor w.c/utility. To the first floor, the property offers three generously sized double bedrooms, all served by a well-proportioned family bathroom. Further advantages include gas-fired central heating, powered by a boiler installed approximately two years ago, ensuring comfort and efficiency throughout the seasons.

Externally, the home enjoys a generous driveway providing ample off-road parking and access to a single garage. The sizeable rear garden is predominantly laid to lawn and benefits from a high degree of privacy an ideal setting for outdoor relaxation, family activities, or future landscaping projects.

Offered to the market with no onward chain, this appealing property represents a fantastic opportunity for a variety of purchasers. Early viewing is highly recommended to fully appreciate the space, setting, and potential this home has to offer.

LOCATION

Brownsover is a well-regarded and established residential district located approximately one and a half miles to the north of Rugby town centre. The area benefits from an excellent range of local amenities, including a convenience store, medical centre, hairdressers, and takeaway restaurant, ensuring day-to-day needs are easily met.

Families are particularly well served by local schooling. Primary education is provided by Boughton Leigh Infant and Junior Schools-both situated on a shared campus-as well as Brownsover Community Infant School. All three hold a current Ofsted rating of 'Good'. Wider educational options are readily available in Rugby town, offering a choice of state-funded secondary schools, boys' and girls' grammar schools, academies, and Warwickshire College. For those seeking independent provision, Rugby also hosts several respected private schools.

Residents enjoy convenient access to a wide selection of independent boutiques, high street retailers, restaurants, and leisure facilities located throughout Rugby. The popular Elliott's Field and Junction One retail parks are within comfortable walking distance, providing an excellent variety of



shopping and dining options.

For outdoor enthusiasts, the Oxford Canal and Swift Valley Nature Reserve sit on the edge of the Brownsover estate, offering picturesque waterside walks, wildlife habitats, and attractive picnic spots-perfect for enjoying the natural surroundings on warm days.







ENTRANCE HALL

12' 1" x 6' 1" (3.68m x 1.85m)

LOUNGE

18' 1" x 12' 1" (5.51m x 3.68m)

DINING ROOM

11' 1" x 9' 1" (3.38m x 2.77m)

KITCHEN

11' 1" x 9' 1" (3.38m x 2.77m)

WC/UTILITY

6' 1" x 5' 1" (1.85m x 1.55m)

FIRST FLOOR

LANDING

9' 1" x 5' 2" (2.77m x 1.57m)

BEDROOM

14' 10" x 9' 2 (min)" (4.52m x 2.79m)

BEDROOM

11' 11" x 10' 11" (3.63m x 3.33m)

BEDROOM

11' 1" x 9' 0" (3.38m x 2.74m)

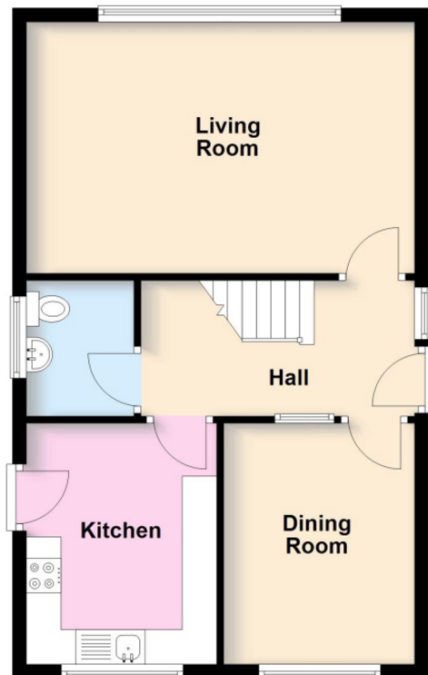
GARAGE

18' 0" x 9' 1" (5.49m x 2.77m)



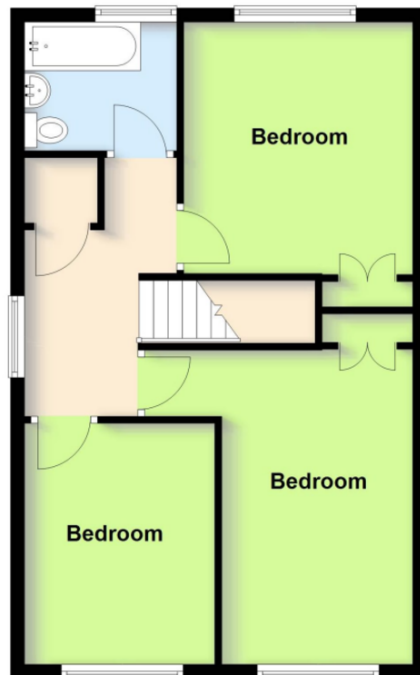
Ground Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 104.0 sq. metres (1119.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		