



**EDWARD KNIGHT**  
ESTATE AGENTS

8 NORTHCOTE ROAD, RUGBY, CV21 2EJ

£219,950





#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this perfectly presented, traditional terraced property which is situated within a quiet central location just off the Lawford Road. This lovely property occupies an enviable plot with a beautiful West facing rear garden that benefits from gated rear vehicular access with parking space for two vehicles.

The well proportioned accommodation is set over two floors and includes: Entrance Hall, Through Lounge/Diner, Breakfast Kitchen, Three Bedrooms and an First Floor Bathroom.

This property is being offered to the market with no onward chain, making it the ideal first time or investment purchase. Early viewing is advised.

#### LOCATION

The property is perfectly located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.

Rugby railway station – approximately 1.7 miles  
Elliot's Field Retail Park – approximately 1.2 mile  
M6 Junction 1 – approximately 5 miles



#### GROUND FLOOR

#### ENTRANCE HALL

2' 7" x 13' 0" (0.79m x 3.96m)

**LIVING ROOM**

10' 4" x 12' 1" (3.15m x 3.68m)

**DINING ROOM**

10' 5" x 12' 0" (3.18m x 3.66m)

**KITCHEN**

8' 3" x 17' 8" (2.51m x 5.38m)

**FIRST FLOOR**

**LANDING**

4' 9" x 16' 7" (1.45m x 5.05m)

**MASTER BEDROOM**

15' 4" x 12' 1" (4.67m x 3.68m)

**BEDROOM TWO**

12' 1" x 9' 9" (3.68m x 2.97m)

**BEDROOM THREE**

8' 5" x 10' 5" (2.57m x 3.18m)

**FAMILY BATHROOM**

6' 8" x 5' 5" (2.03m x 1.65m)







**Ground Floor**  
Approx. 45.5 sq. metres (490.1 sq. feet)



**First Floor**  
Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 91.1 sq. metres (980.1 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	