



**EDWARD KNIGHT**  
ESTATE AGENTS

24 RUPERT BROOKE ROAD, SHAKESPEARE GARDENS , RUGBY, CV22 6HQ

£265,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this two bedroom detached bungalow which boasts fantastic extension potential, currently requiring full modernisation.

Situated on Rupert Brooke Road, being a beautiful tree lined street within the popular Shakespeare Gardens area, this property would make a fantastic family or retirement home within a quiet suburb. The accommodation includes a bright and airy entrance hall, spacious living room, kitchen breakfast room overlooking the rear garden, two well proportioned bedrooms and a family bathroom. Further benefit's include Gas Central Heating and uPVC Double Glazing.

Externally the property boasts an enviable plot with sizeable front garden and driveway providing access to the single garage. The West facing rear garden is both large and private, currently being lawned.

Viewings for this no chain property are strictly by appointment with Edward Knight's Regent Street office.



## 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**

13' 9" x 5' 4" (4.19m x 1.63m)

**LIVING ROOM**

12' 2" x 14' 3" (3.71m x 4.34m)

**KITCHEN**

11' 1" x 11' 5" (3.38m x 3.48m)

**LEAN TO**

5' 2" x 11' 8" (1.57m x 3.56m)

**BEDROOM ONE**

10' 6" x 12' 8" (3.2m x 3.86m)

**BEDROOM TWO**

10' 6" x 8' 9" (3.2m x 2.67m)

**BATHROOM**

6' 6" x 5' 6" (1.98m x 1.68m)

## Ground Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



Total area: approx. 82.0 sq. metres (882.4 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		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		