





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached home, situated within a popular residential area of Rugby. Offering well-proportioned accommodation throughout, this property would make an ideal purchase for first-time buyers and families alike.

The accommodation comprises an entrance porch leading into a welcoming hallway, a spacious living room, and a converted garage now providing a separate dining room, ideal for family meals and entertaining. The property further benefits from a fitted kitchen and a convenient ground-floor W/C.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, providing comfortable and practical living accommodation.

Externally, the property benefits from off-road parking and a landscaped garden, which features a garden room offering versatile additional space, ideal for use as a home office, hobby room or relaxation area.

Ideally located within walking distance of Rugby Town Centre, the property is well positioned for access to Rugby Railway Station, Winfield Recreation Ground and the major retail park. Excellent transport links, including the M1 and M6, further enhance the property's appeal for commuters.

Viewings are strictly by appointment through Edward Knight Estate Agents, Regent Street Office. Early viewing is highly recommended to fully appreciate the accommodation, garden room and convenient location on offer.



LOCATION

Butlin Road is a quiet, tree-lined address set on the edge of Winfield Recreation Ground, offering an enviable position between Rugby town centre and the sought-after village of Clifton upon Dunsmore.

Rugby town centre is within easy reach and provides an excellent range of both high street and independent shops, along with a variety of bistros, restaurants and coffee shops to suit all tastes. Highly regarded schools are close by, including Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School, both within a ten-minute walk, while Eastlands Primary School is just a short stroll away.

The location is ideal for commuters, with Rugby Railway Station approximately a ten-minute walk from the property, offering regular services to London Euston in around 50 minutes. Excellent road links are also nearby, with the M45, M1, M6 and M40 motorway networks providing convenient access to Birmingham, Coventry, Leamington Spa and Northampton.





IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

ENTRANCE HALL

14' 1" x 6' 1" (4.29m x 1.85m)

LIVING ROOM

15' 1" x 11' 10" (4.6m x 3.61m)

KITCHEN

19' 1" x 8' 1" (5.82m x 2.46m)

WC

4' 1" x 2' 10" (1.24m x 0.86m)

MASTER BEDROOM

11' 0" x 12' 1" (3.35m x 3.68m)

BEDROOM TWO

10' 1" x 9' 1" (3.07m x 2.77m)

BEDROOM THREE

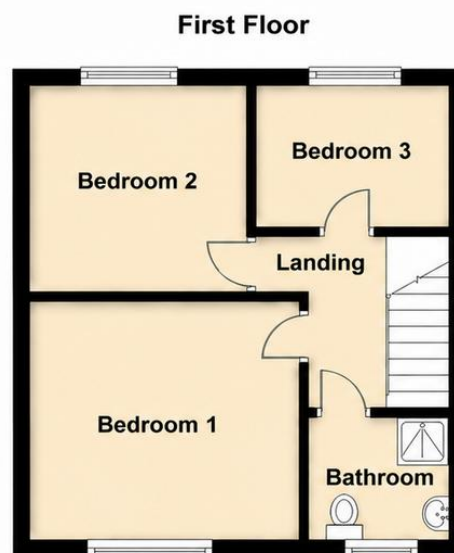
6' 10" x 8' 1" (2.08m x 2.46m)

BATHROOM

8' 1" x 5' 1" (2.46m x 1.55m)

GARDEN ROOM

14' 1" x 8' 1" (4.29m x 2.46m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		