



**EDWARD KNIGHT**  
ESTATE AGENTS

6 KEDLESTON COURT, RUGBY, CV22 7EF

GUIDE PRICE £230,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this immaculate three-bedroom end-of-terrace home, thoughtfully improved by the current owner and ideally located close to a variety of local amenities, including a parade of shops, convenience stores, a beauty salon, and takeaway outlets.

The accommodation briefly comprises an entrance hall, cloakroom/WC, spacious lounge/dining room, and a refitted kitchen. To the first floor are three well-proportioned bedrooms and a refitted shower room, which also benefits from plumbing for a washing machine.

Further enhancing the property is a fully boarded loft with power and lighting, offering excellent additional storage or potential for a variety of uses, subject to any necessary consents.

Outside, the rear garden features a covered seating area, ideal for outdoor entertaining. To the front, there is a foregarden, together with an allocated parking space and an additional parking bay providing further off-road parking.



### LOCATION

The property is ideally located within walking distance of Rugby town centre, which offers a range of high street stores and independent retailers, along with a wide selection of bars, restaurants, and leisure facilities.

Rugby railway station is also within walking distance and provides frequent services to London Euston, with journey times of just under 50 minutes.

The property is well positioned for access to major

road networks, including the M6, M1, A5, and A45.

There is a good selection of both primary and secondary schools nearby, including Lawrence Sheriff School, which is just a short walk away.

Distances (approximate):

Rugby railway station – 1.9 miles

Elliots Field Retail Park – 2.3 miles

M6 Junction 1 – 6 miles

#### ENTRANCE HALL

14' 9" x 6' 2" (4.5m x 1.88m)

#### CLOAKROOM/ WC

5' 5" x 3' 2" (1.65m x 0.97m)

#### LOUNGE/DINER

12' 7" x 12' 2" (3.84m x 3.71m)

#### KITCHEN

11' 5" x 6' 4" (3.48m x 1.93m)

#### BEDROOM

12' 7" x 12' 7" (3.84m x 3.84m)

#### BEDROOM

11' 4" x 6' 5" (3.45m x 1.96m)

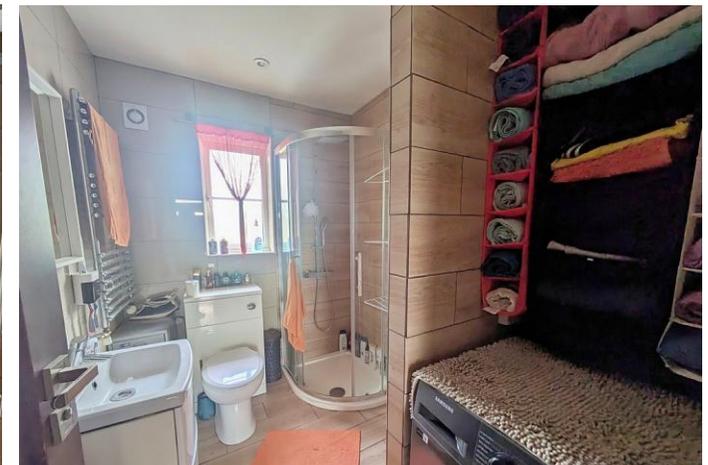
#### BEDROOM

12' 4(max)" x 8' 1" (3.76m x 2.46m)

#### BATHROOM

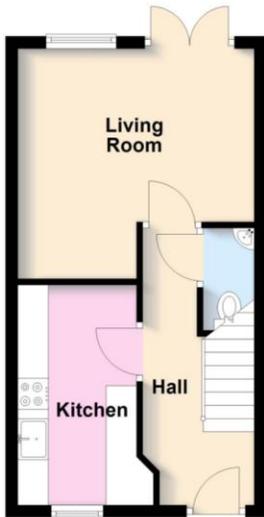
8' 8" x 6' 7" (2.64m x 2.01m)







**Ground Floor**  
Approx. 28.6 sq. metres (308.3 sq. feet)



**First Floor**  
Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 67.1 sq. metres (722.7 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		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		