



EDWARD KNIGHT
ESTATE AGENTS

52 ANDERSON AVENUE, RUGBY, CV22 5PF

£235,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this four-bedroom end-of-terrace property, which would make an ideal family home. The property is situated close to a range of amenities, including a parade of shops, local stores, and highly regarded schools for all ages.

In brief, the accommodation comprises an entrance hall, cloakroom/WC, spacious lounge, and kitchen/diner. To the first floor, there are four well-proportioned bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the rear of the property boasts a good-sized garden, mainly laid to lawn with a patio area, as well as the added benefit of a substantial timber shed. To the front, there is a driveway providing ample off-road parking.

Please call Edward Knight to arrange an appointment for the Open House on Saturday 25th April.

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 is it 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 motoway 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

7' 1" x 4' 1" (2.16m x 1.24m)

WC

6' 1" x 2' 1" (1.85m x 0.64m)

LOUNGE

19' 1" x 11' 1" (5.82m x 3.38m)

CONSERVATORY

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

KITCHEN/DINER

16' 1" x 12' 1" (4.9m x 3.68m)

BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

BEDROOM

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

BEDROOM

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

BEDROOM

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

BATHROOM

7' 1" x 5' 1" (2.16m x 1.55m)





Floor 0



Floor 1



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |