





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional extended two-bedroom semi-detached residence, situated in a quiet and sought-after cul-de-sac location. Beautifully presented throughout, this fully modernised home represents an ideal opportunity for first-time buyers or investors alike.

The property seamlessly blends original character features with high-quality contemporary finishes, including well-maintained wooden furnishings and a feature log burner, creating a warm and inviting living environment.

Accommodation begins with an extended and spacious entrance hall, which benefits from a guest WC. The generously proportioned living room features a log burner as its focal point, while the bright and airy dining room provides flexible space, equally suitable as a study or home-working area. The refitted kitchen, complete with integrated appliances, enjoys pleasant views overlooking the rear garden.



Upstairs, the property offers two well-sized double bedrooms, with the principal bedroom being particularly spacious, alongside a modern family bathroom finished to a high standard.

Externally, the home continues to impress with a good-sized paved driveway providing off-road parking. To the rear is a private garden featuring a patio area, lawned space, garden shed, and log store-ideal for both relaxation and entertaining.

LOCATION

The property occupies a highly convenient and desirable location, positioned within comfortable walking distance of Rugby town centre. The town offers a diverse range of High Street brands and independent retailers, complemented by an excellent selection of bars, cafés, restaurants, and leisure facilities, catering to a wide variety of lifestyles.

For commuters, Rugby railway station is easily accessible and provides frequent and direct services to London Euston, with journey times of under 50 minutes, making the property particularly attractive to those travelling to London and surrounding areas.

The location also benefits from excellent road connectivity, with swift access to key arterial routes including the M6, M1, A5, and A45, ensuring convenient travel across the Midlands and beyond.

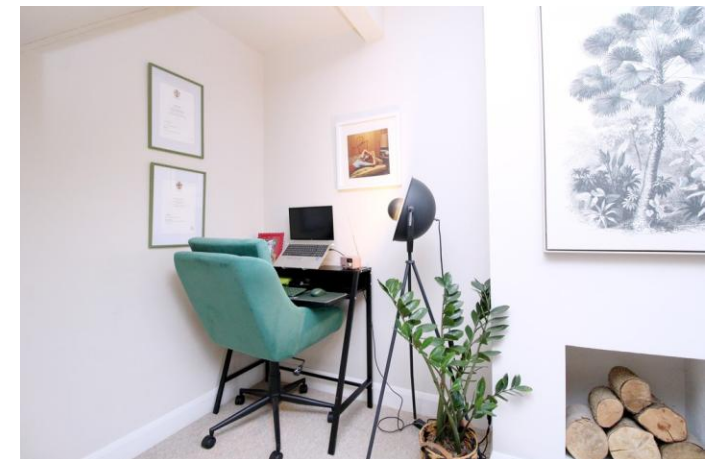
Families are well served by a strong selection of local schooling, most notably Lawrence Sheriff Secondary School, which is situated just a short walk from the property.

Approximate distances:

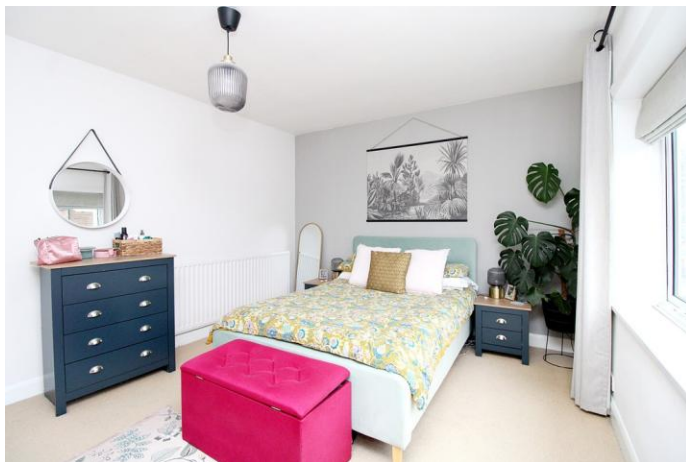
Rugby Railway Station – 1.7 miles

Elliot's Field Retail Park – 1.2 miles

M6 Junction 1 – 5 miles







GROUD FLOOR

ENTRANCE HALL

8' 1" x 6' 1" (2.46m x 1.85m)

GUEST WC

5' 5" x 4' 1" (1.65m x 1.24m)

LIVING ROOM

15' 1" x 12' 1" (4.6m x 3.68m)

DINING ROOM

13' 1" x 14' 10" (3.99m x 4.52m)

KITCHEN

11' 8" x 5' 10" (3.56m x 1.78m)

FIRST FLOOR

MASTER BEDROOM

11' 7" x 15' 1" (3.53m x 4.6m)

BEDROOM TWO

13' 4" x 9' 1" (4.06m x 2.77m)

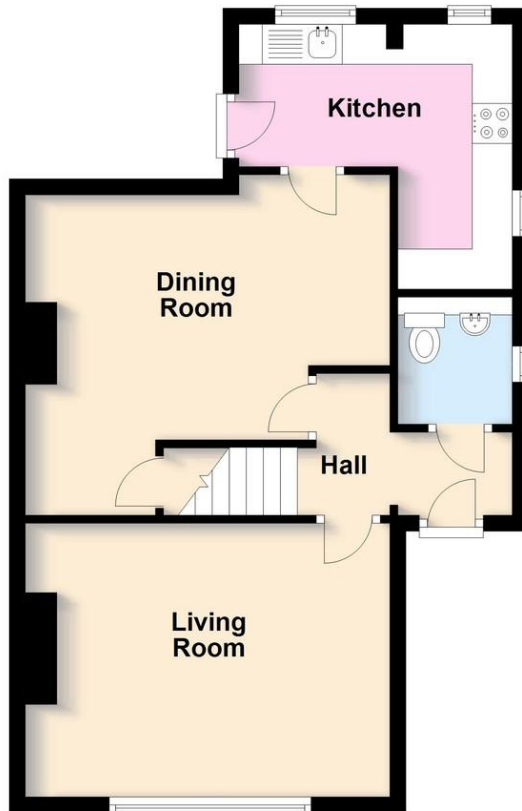
FAMILY BATHROOM

7' 6" x 5' 7" (2.29m x 1.7m)



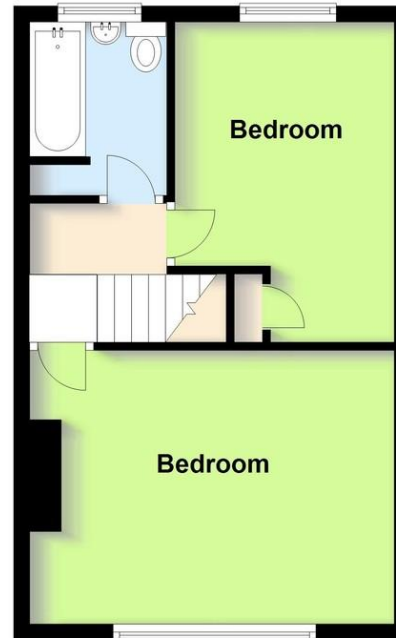
Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 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		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		