



**EDWARD KNIGHT**  
ESTATE AGENTS

65 FIRS DRIVE, RUGBY, CV22 7AD

£250,000







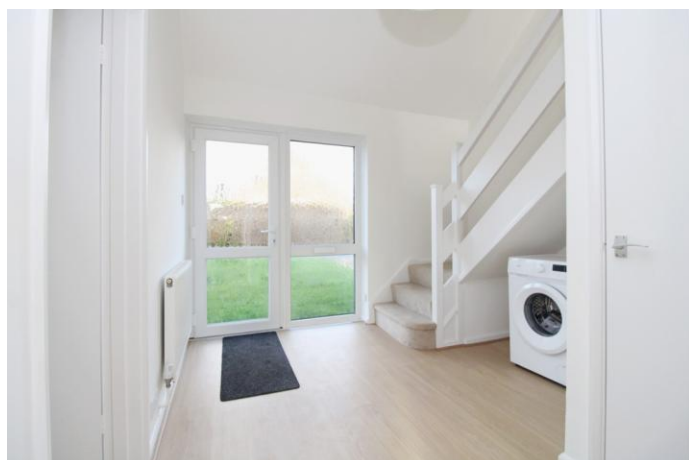
## PROPERTY SUMMARY

Edward Knight are delighted to present this beautifully refurbished two-bedroom semi-detached dormer home, offered to the market with no onward chain. Nestled at the end of a peaceful cul-de-sac in the heart of Rugby town centre, this attractive property combines quiet, comfortable living with exceptional convenience just moments away.

The accommodation begins with a notably spacious and welcoming entrance hall, complete with an understairs storage and utility area. From here, the ground floor provides a well-appointed bathroom, a bright and comfortable living room featuring an attractive fireplace, and a fully refitted kitchen with modern units and work surfaces. A separate dining room offers excellent versatility-easily adaptable as a third bedroom, second reception room, or home office depending on the buyer's needs.

To the first floor, a generous landing provides ample space to be utilised as an additional study or reading area. This level further offers two well-proportioned bedrooms, both enjoying pleasant outlooks and providing comfortable sleeping accommodation.

Externally, the property features a lawned front garden and a private driveway offering off-road parking. The rear garden is mainly laid to lawn and presents an excellent opportunity for landscaping and personalisation, ideal for buyers looking to create their own outdoor haven. The garden enjoys a high degree of privacy, bordered by mature hedgerows and backing onto the grounds of Oakfield Junior School.



This appealing, chain-free property is available for viewing strictly by appointment through Edward Knight's Regent Street office. Early interest is advised.

#### LOCATION

Firs Drive enjoys an enviable position just a short stroll from Rugby's vibrant town centre, placing an extensive range of amenities right on the doorstep. The area offers an excellent mix of high-street retailers, independent boutiques, supermarkets, restaurants, traditional pubs, and a variety of popular coffee shops-providing everything from everyday essentials to relaxed weekend dining. The town also benefits from leisure centres, parks, gyms, and cultural attractions, making it a convenient and well-rounded place to live.

For commuters, the location is exceptionally well connected. The property sits within easy reach of key road links including the M1, M6, M45 and A45, allowing straightforward travel to the Midlands, London, and the wider national motorway network. Rugby's mainline railway station is also close by and provides a highly reliable, fast service to London Euston in under 50 minutes, making it ideal for those commuting to the capital. Regular rail services also operate to Coventry, Birmingham, Leicester, and destinations further north, ensuring excellent regional connectivity.

Overall, Firs Drive offers the perfect blend of quiet residential living with superb access to local facilities, green spaces, and major transport links-an ideal setting for both families and professionals alike.

#### GROUND FLOOR



#### ENTRANCE HALL

#### DINING ROOM/BEDROOM THREE

9' 10" x 7' 8" (3.02m x 2.36m)

#### LIVING ROOM

16' 10" x 10' 10" (5.15m x 3.31m)

#### KITCHEN

7' 4" x 10' 9" (2.24m x 3.29m)









## BATHROOM

## FIRST FLOOR

## MASTER BEDROOM

14' 7" x 11' 5" (4.45m x 3.50m)

## BEDROOM TWO

6' 6" x 7' 5" (2,97m x 2.27m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		