



**EDWARD KNIGHT**  
ESTATE AGENTS

51 BRACKEN DRIVE, RUGBY, CV22 6SL

£280,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this well-presented three-bedroom detached property, ideally located in a highly sought-after area. The property is conveniently situated close to a range of local amenities, including a selection of shops and well-regarded schools catering to all age groups.

The accommodation briefly comprises an entrance hall, a spacious lounge/diner, a conservatory, and a fitted kitchen. To the first floor, there are three generously proportioned bedrooms and a wet room.

Further benefits include uPVC double glazing and gas-fired central heating via radiators throughout.

Externally, the property boasts a well-maintained rear garden, while the front features a lawned garden with established borders. A driveway provides off-road parking and leads to a single integral garage.

Early viewing is highly recommended to avoid disappointment. The property is offered with no onward chain.



## 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

Elliot's Field Retail Park – 2.3 miles

M6 Junction 1 – 6 miles



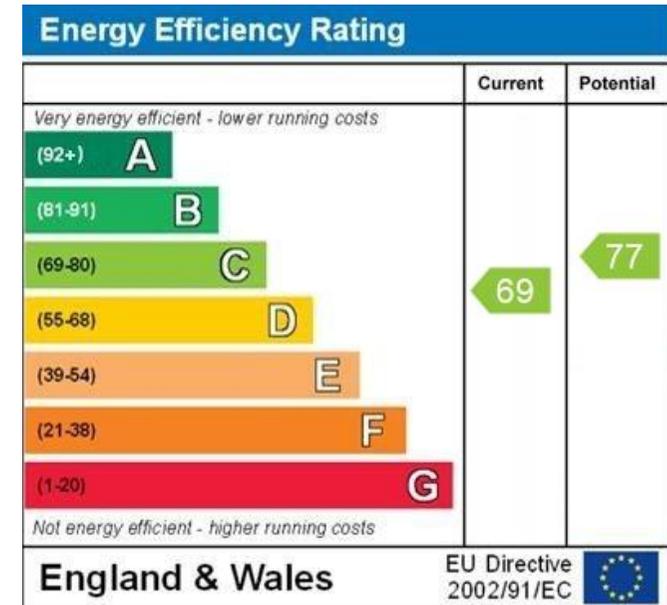
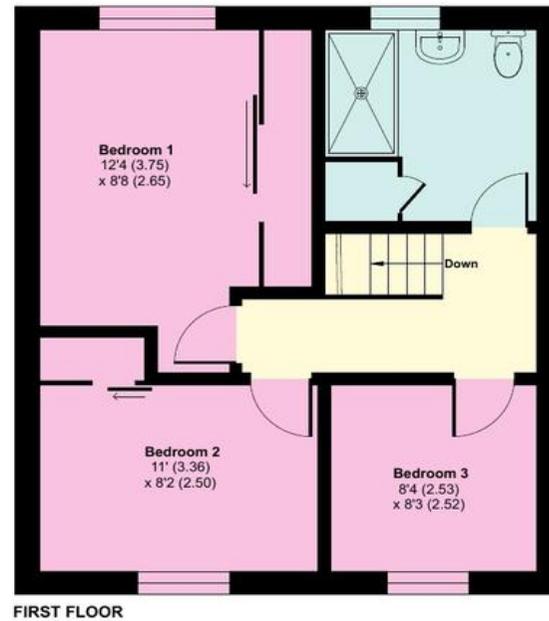




# Bracken Drive, Rugby, CV22

Approximate Area = 969 sq ft / 90 sq m  
 Garage = 142 sq ft / 13.1 sq m  
 Total = 1111 sq ft / 103.1 sq m

For identification only - Not to scale



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