



EDWARD KNIGHT
ESTATE AGENTS

156 MONTAGUE ROAD, WOODLANDS, RUGBY, CV22 6LQ

£300,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present this spacious three-bedroom detached family home, occupying a generous plot in the popular Woodlands area of Rugby. Offered for sale with no onward chain, the property requires modernisation and refurbishment throughout, presenting an excellent opportunity for purchasers looking to create a home to their own taste and specification.

Offering approximately 1,240 sq ft of accommodation, the property benefits from a particularly spacious reception room extending to over 24 feet, featuring an attractive fireplace and French doors opening onto the rear garden. A separate dining room provides additional living space, while the more recently fitted kitchen offers a contemporary range of units, integrated cooking appliances and ample worktop space. Beyond the kitchen is a useful sun room overlooking the garden.

To the first floor are three well-proportioned bedrooms, two benefiting from fitted storage, together with a family bathroom and separate WC.

Externally, the property occupies an attractive plot with a front garden, driveway providing off-road parking and an integral garage. The generous rear garden is a particular highlight, offering considerable scope for landscaping and improvement, while enjoying a delightful open outlook across neighbouring countryside and fields.

With its generous accommodation, attractive plot and considerable potential for improvement, this detached home represents an exciting opportunity for buyers looking to put their own stamp on a property. Offered with no onward chain, early viewing is highly recommended.



LOCATION

Montague Road is situated within the popular and well-established Woodlands residential area of Rugby, a highly regarded location particularly appealing to families. The area benefits from a range of nearby amenities, local shops and excellent schooling options, including Bawnmore Community Infant School, Bawnmore Community Junior School and Rugby Free Secondary School.

The neighbouring areas of Bilton and Dunchurch offer further shopping facilities, traditional pubs, cafés and everyday conveniences, while Rugby town centre provides a wider selection of retail, leisure and dining opportunities.

For commuters, Rugby railway station offers regular direct services to London Euston and Birmingham, while the nearby M1, M6 and A45 provide excellent road connections throughout the Midlands and beyond. The area also benefits from access to attractive countryside and local walking routes, making Woodlands an appealing choice for families and professionals alike.







IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.

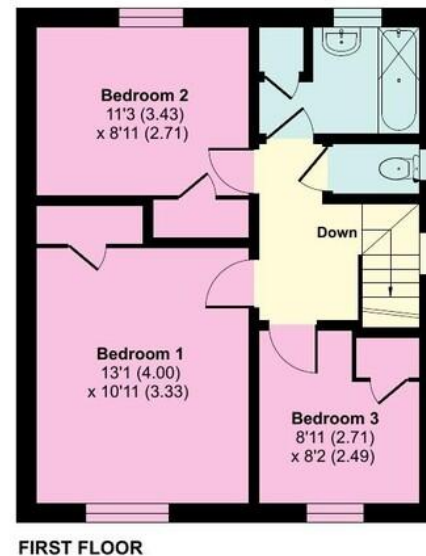
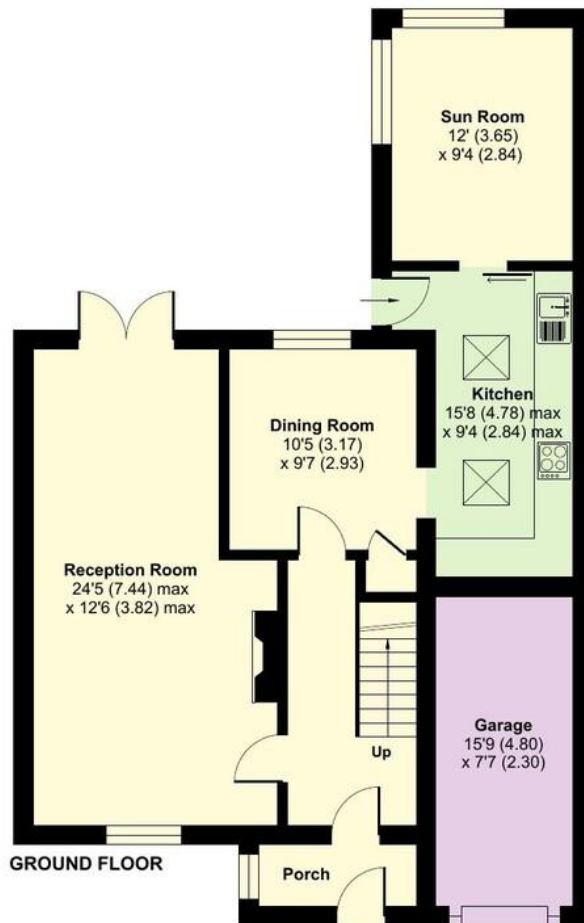
Montague Road, Rugby, CV22

Approximate Area = 1240 sq ft / 115.1 sq m

Garage = 112 sq ft / 10.4 sq m

Total = 1352 sq ft / 125.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		