



EDWARD KNIGHT
ESTATE AGENTS

41 KINMAN WAY, RUGBY, CV21 1XB

£274,950





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented three bedroom end of terraced property, conveniently situated within easy reach of Rugby town centre and Rugby railway station.

The accommodation briefly comprises an entrance hall, ground floor cloakroom, a spacious lounge, and a kitchen/dining room. To the first floor are three bedrooms and a family bathroom fitted with a three piece suite.

Outside, the property benefits from a well-maintained rear garden and driveway providing off road parking to the front. Offered to the market with no onward chain, this attractive home would make an ideal first-time purchase or investment opportunity.

Viewing is highly recommended to appreciate the property on offer.

LOCATION

Kinman Way enjoys a highly convenient location, providing easy access to local shops, retail parks, Rugby College, and a range of well-regarded schools. Rugby town centre offers an extensive selection of shopping and leisure facilities, including the Clock Towers Shopping Centre and Elliotts Field Retail Park.

The property is particularly well positioned for commuters, being just a short two-minute drive from Rugby railway station, which provides regular direct services to London Euston in under 50 minutes. Excellent road links are also readily accessible, with connections to the A5, A14, M1 and M6 making travel throughout the Midlands and beyond straightforward.



Families are well served by the area's excellent educational provision, with a wide choice of highly regarded state, grammar and independent schools nearby, including Bilton Grange, Lawrence Sheriff School, Rugby High School, Princethorpe College and the world-renowned Rugby School.

ENTRANCE HALL

4' 3" x 3' 0" (1.3m x 0.91m)

GROUND FLOOR WC

6' 5" x 2' 8" (1.96m x 0.81m)

LIVING ROOM

15' 1" x 14' 0" (4.6m x 4.27m)

KITCHEN/DINING ROOM

15' 0" x 8' 7" (4.57m x 2.62m)

LANDING

9' 1" x 6' 1" (2.77m x 1.85m)

BEDROOM ONE

12' 9" x 8' 9" (3.89m x 2.67m)

BEDROOM TWO

10' 4" x 7' 11" (3.15m x 2.41m)

BEDROOM THREE

7' 8" x 6' 1" (2.34m x 1.85m)

BATHROOM

6' 10" x 6' 1" (2.08m x 1.85m)

FRONT & REAR GARDENS



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.

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.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		