



**EDWARD KNIGHT**  
ESTATE AGENTS



59 Adkinson Avenue, Dunchurch, Rugby, CV22 6RQ

Offers Over £250,000

Edward Knight Estate Agents are delighted to offer for sale this immaculate two-bedroom end-of-terrace property, which has been improved by the current owner to a high standard. The property is situated in the highly sought-after area of Dunchurch, Rugby.



## Property Description

### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this immaculate two-bedroom end-of-terrace property, which has been improved by the current owner to a high standard. The property is situated in the highly sought-after area of Dunchurch, Rugby.

In brief, the accommodation comprises an entrance hall, a lounge featuring a fireplace with a log burner, a modern kitchen/breakfast room with integrated appliances, and a good-sized conservatory. To the first floor there are two double bedrooms and a family bathroom fitted with a three-piece white suite. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Externally, the property enjoys well-maintained front and rear gardens, predominantly laid to lawn.

Early viewing is highly recommended to avoid disappointment.

### LOCATION

Dunchurch is a picturesque village and one of Rugby's most sought-after locations. The core of the village has been declared a conservation area due to its many buildings of historical interest, some of the buildings date back to the 15th century with their timber frames and thatched roofs. Interestingly, Dunchurch is also known as 'the gunpowder plot' village - on 5th November 1605 the Gunpowder plot conspirators met at the Old Red Lion Inn, renamed 'Guy Fawkes House', to await the news of the destruction of parliament.

Modern day Dunchurch provides a vibrant





community, offering a range of amenities including a post office, pharmacy, hairdressers, art gallery and florists. There is also a doctor's surgery, dentist, library and a variety of restaurants and public houses. The village is situated to the south of Rugby, 2.5 miles from the town centre and only 12 miles from the neighbouring town of Leamington Spa. There is no shortage of local attractions - adjoining village Thurlaston is home to an 18-hole golf course. Also close by is Draycote Water - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching.

Dunchurch is home to Bilton Grange Preparatory School, one of the UK's top boarding and day prep schools in the country, which also has a Montessori Nursery located within the grounds. There are two other schools within the village both with excellent grading; Dunchurch Infant and Nursery School and Dunchurch Boughton C of E Junior School.

The village is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighboring towns and cities such as Birmingham, Coventry and Northampton.

#### **ENTRANCE HALL**

4' 3" x 4' 2" (1.3m x 1.27m)

#### **LOUNGE**

14' 8" x 11' 6" (4.47m x 3.51m)

**KITCHEN**

17' 8" x 8' 7" (5.38m x 2.62m)

**CONSERVATORY**

14' 4" x 10' 9" (4.37m x 3.28m)

**BEDROOM**

14' 8" x 9' 4" (4.47m x 2.84m)

**BEDROOM**

10' 9" x 10' 2" (3.28m x 3.1m)

**BATHROOM**

6' 5" x 5' 10" (1.96m x 1.78m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.