



**EDWARD KNIGHT**  
ESTATE AGENTS

21 TENNYSON AVENUE, SHAKESPEARE GARDENS , RUGBY , CV22 6JH

£249,950







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well presented two-bedroom semi-detached bungalow, pleasantly situated within the popular Shakespeare Gardens area of Rugby. Offering comfortable and versatile single-storey accommodation, the property benefits from a generous driveway, detached garage, conservatory and an attractive low-maintenance rear garden, and is offered to the market with NO ONWARD CHAIN.

The accommodation is entered via a welcoming hallway which provides access to the principal rooms. To the front of the property is a good-sized living/dining room, extending to approximately 12'10" and featuring a bay window which provides plenty of natural light.

The kitchen has been fitted with a range of contemporary shaker-style units complemented by contrasting work surfaces, with space and plumbing for appliances. A door provides access through to the conservatory.



There are two bedrooms, with the principal bedroom being particularly generous at approximately 13'5" x 10'6". This room benefits from an excellent range of fitted wardrobes and storage. Bedroom two is also fitted with useful storage and would work equally well as a guest bedroom, study or hobby room.

The accommodation is completed by a modern shower room, attractively finished with contemporary tiling and fitted with a walk-in shower enclosure, wash hand basin with extensive fitted storage beneath, WC and heated towel rail.

A particularly useful addition to the property is the 14 ft conservatory, providing a pleasant additional reception space overlooking and giving direct access to the rear garden.

Externally, the property enjoys a generous frontage, predominantly laid to gravel for ease of maintenance, while a substantial driveway provides ample off-road parking and continues alongside the bungalow.

To the rear is an established and thoughtfully arranged low-maintenance garden, incorporating paved seating areas and gravelled sections, providing plenty of space for outdoor furniture and pots. The property also benefits from a detached garage, measuring approximately 16'11" x 8'4", providing useful parking or additional storage.

Overall, this is a very appealing bungalow combining well-maintained accommodation with excellent parking, a garage and manageable gardens. Properties of this type are always popular, particularly with buyers looking for convenient single-storey living, and an early viewing is highly recommended.

The property is offered for sale with NO ONWARD CHAIN.

## LOCATION

Shakespeare Gardens is a popular and established residential area of Rugby, well placed for access to a wide range of local amenities. Nearby facilities include shops, supermarkets, medical services and regular bus routes, while Rugby town centre is also within easy reach.



The location offers convenient access to Rugby Railway Station, providing a high-speed rail service to London Euston, as well as excellent road links via the M1, M6 and A45.

The area is particularly popular with buyers seeking a quiet, established residential setting whilst remaining conveniently positioned for Rugby town centre and surrounding amenities.











## 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.

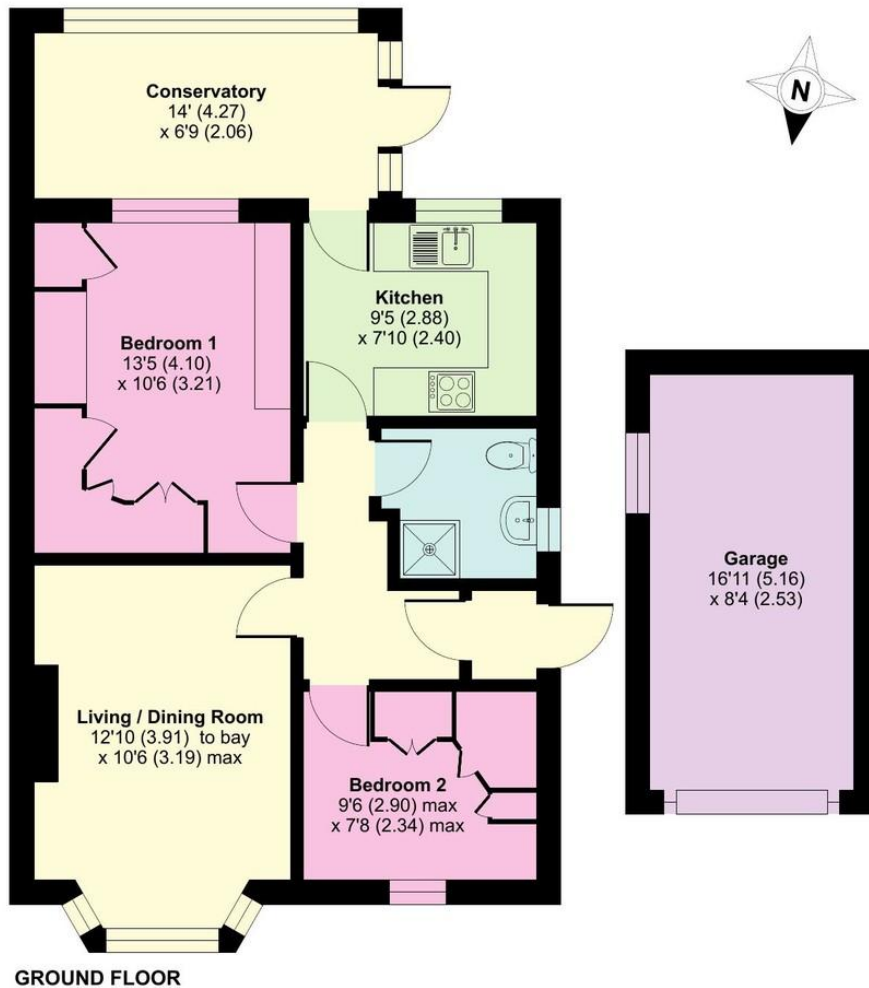
## Tennyson Avenue, Rugby, CV22

Approximate Area = 668 sq ft / 62 sq m

Garage = 141 sq ft / 13 sq m

Total = 809 sq ft / 75 sq m

For identification only - Not to scale



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Edward Knight. REF: 1512284



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