



43 Kinman Way, Rugby, Warwickshire, CV21 1XB

HOWKINS &
HARRISON

43 Kinman Way, Rugby,
Warwickshire, CV21 1XB

Guide Price: £210,000

A two bedroom semi-detached property with off road parking and a low maintenance rear garden located in a popular residential area close to local amenities.

Features

- Semi-detached bungalow
- Two bedrooms
- Sitting room
- Kitchen/breakfast room
- Enclosed rear garden
- Off road parking
- Popular residential area
- Within easy distance of facilities and road networks
- Energy Rating-D



Location

Rugby offers a large selection of shops, bars, and restaurants, as well as leisure facilities and public parks. Primary schooling is available at Paddox School and English Martyrs RC School with state funded secondary and grammar schooling is available at Ashlawn School, Rugby High School for Girls and Lawrence Sheriff.

There is also an excellent choice of independent schooling nearby including Crescent School, Bilton Grange Preparatory School, and, of course, the world renowned Rugby School. The property is well placed for the commuter with easy access to major road networks, including M1, M45, M6, A45, and A14. Rugby Station also offers a frequent high speed rail service to London Euston which takes just under 50 minutes.



Ground Floor

From the entrance hall stairs rise to the first floor and doors lead to the ground floor accommodation which includes the sitting room which overlooks the front aspect and is fitted with contemporary grey wood effect flooring. A door from the sitting room opens to the kitchen//breakfast room which is fitted with further grey wood effect flooring and white wall and base kitchen cabinets and drawers with work surface over. Integrated appliances include an electric oven, gas hob and extractor fan with space and plumbing for a washing machine and fridge/freezer. There is a useful understairs storage cupboard and a door which provides access to the rear garden.

First Floor

Doors from the landing provide access to two bedrooms and the family bathroom. The principal bedroom overlooks the front aspect and benefits from fitted wardrobes and an ensuite bathroom with shower and wash hand basin inset over a vanity unit with mirror over. Bedroom two overlooks the rear aspect and the family bathroom is fitted with a bath with shower over, pedestal wash hand basin, WC and beech effect flooring.

Outside

To the front of the property there is a tarmac drive for parking. A side gate provides access to the low maintenance rear garden which is laid with gravel and paving slabs with a patio area for outside dining, enclosed by close board fencing. There is a garden shed and covered area immediately beyond the kitchen door.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

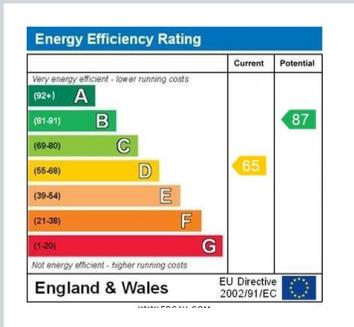
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).

Council Tax Band – B



Howkins & Harrison

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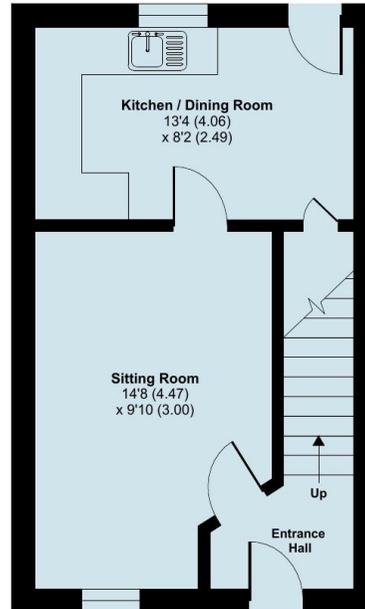
Kinman Way, Rugby, CV21

Approximate Area = 650 sq ft / 60.4 sq m

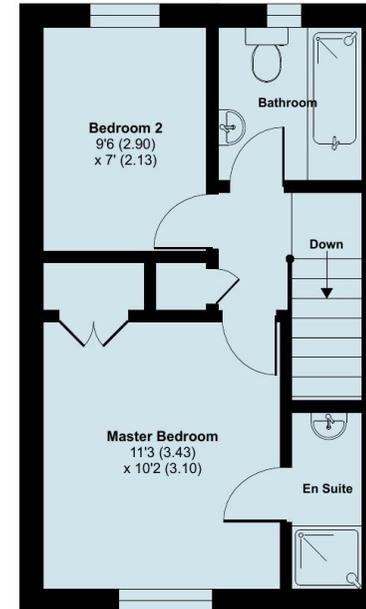
Outbuilding = 41 sq ft / 3.8 sq m

Total = 691 sq ft / 64.2 sq m

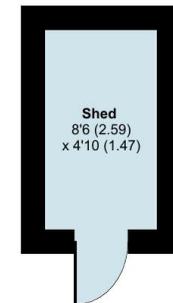
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Howkins & Harrison. REF: 1395111

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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