



EDWARD KNIGHT
ESTATE AGENTS

12 CLOVER CLOSE, RUGBY, CV23 0UA

£210,000





PROPERTY SUMMARY

We are delighted to present this two bedroom semi detached property located in a cul de sac location in the sought after area of Boughton Vale, Rugby. In brief the accommodation comprises of an entrance hall, spacious living/dining room leading onto the rear garden and fitted kitchen. To the first floor there are two well proportioned bedrooms and family bathroom. Externally the property benefits from a rear garden which is mainly laid to lawn and a lawned front garden with a drive way providing off road parking.

Early internal inspection is highly recommended and viewings for this property are strictly by appointment with Edward Knight's Regent Street office. The property is offered for sale with onward chain and is considered an ideal investment or first time purchase.

LOCATION

Boughton Vale is a modern estate located to the North of Rugby's Centre. The property is perfectly situated for commuters thanks to the surrounding road and motorway networks to include the M1, M6 and A5 as well as the short journey to Rugby railway station which offers a main line fast service to London Euston in under 50 minutes.



As well as being perfect for commuters, this location is also excellent for walkers and shoppers. The Great Central Railway nature walk is nearby similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's. The town centre itself has a varied selection of high street and independent shops, as well as restaurants, bars and coffee shops and is located approximately 3 miles away.

ENTRANCE HALL

KITCHEN

8' 08" x 6' 0" (2.64m x 1.83m)

LIVING/DINING ROOM

13' 08" x 12' 01" (4.17m x 3.68m)

LANDING

BEDROOM ONE

7' 11" x 12' 02" (2.41m x 3.71m)

BEDROOM TWO

8' 0" x 8' 09" (2.44m x 2.67m)

BATHROOM

FRONT & REAR GARDENS

Front garden is laid to lawn and there is a driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn and benefits from pedestrian access to the front.

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



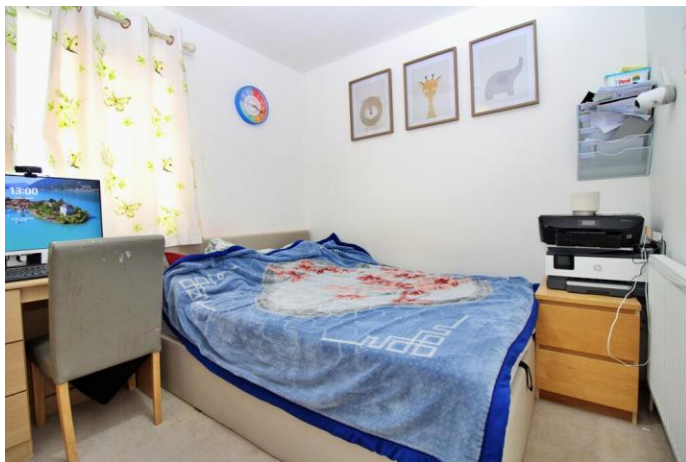
carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

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.



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