



EDWARD KNIGHT
ESTATE AGENTS

18 LOWER LODGE AVENUE, RUGBY, CV21 1NU

£260,000





PROPERTY SUMMARY

An immaculate three-bedroom semi-detached property situated within the popular Eden Park development in Rugby.

Eden Park is ideally located for commuters, with excellent access to the surrounding road and motorway networks, including the M1, M6 and A5. Rugby railway station is also within easy reach, offering a fast mainline service to London Euston in under 50 minutes.

In brief, the well-presented accommodation comprises a welcoming entrance hall, downstairs W.C., refitted kitchen and a bright and airy open-plan living and dining room. The living space benefits from French doors opening onto the patio and rear garden.

Externally, the property enjoys a private and enclosed rear garden with a patio area, providing an ideal space for outdoor entertaining and relaxation. The property also benefits from three allocated parking spaces.

Viewing is strictly by appointment through Edward Knight's Regent Street office.

LOCATION

Eden Park is a modern estate located to the North of Rugby Centre.

It is well located for access onto the M6, M1 and A5 and is well served by nearby sizeable shops and various amenities to include two Retail Parks. Eden Park has its own primary school, The Griffin Primary School, Eden Park also comes under Primary School Catchment for The Revel School located in Monks Kirby. Nearby schools also include Boughton Leigh, Brownsover Community & Avon Valley.

As well as being perfect for commuters, this location is also excellent for walkers and shoppers.



The Warwickshire Wild Life Trust Swift Valley Park Nature Reserve is just a short distance away similarly to Elliotts Field Retail Park which includes a variety of popular outlets such as Marks & Spencers, Nike and Nando's.

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.

ENTRANCE HALL

11' 7" x 4' 2" (3.53m x 1.27m)

KITCHEN

10' 2" x 6' 6" (3.1m x 1.98m)

LIVING/DINING ROOM

14' 7" x 14' 1" (4.44m x 4.29m)

W.C

6' 6" x 3' 2" (1.98m x 0.97m)

BEDROOM ONE

11' 6" x 8' 3" (3.51m x 2.51m)

BEDROOM TWO

10' 5" x 8' 3" (3.18m x 2.51m)

BEDROOM THREE

7' 2" x 6' 1" (2.18m x 1.85m)

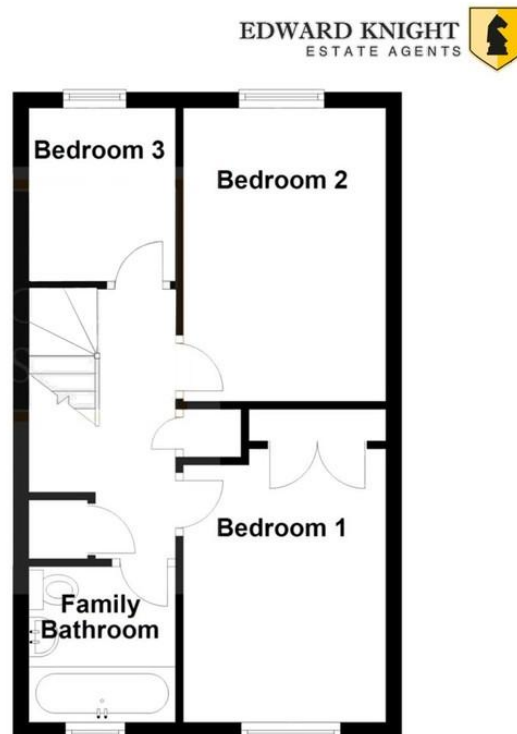
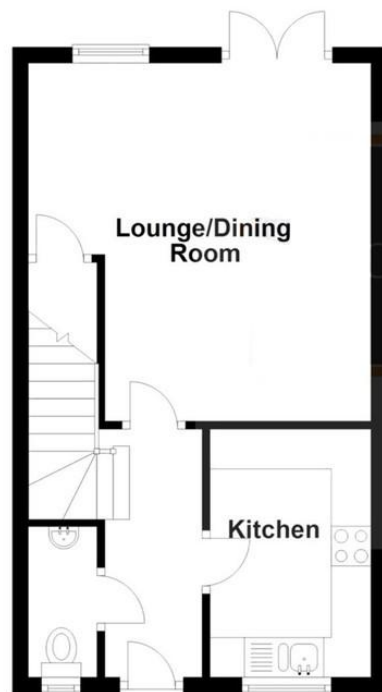
BATHROOM

6' 4" x 6' 1" (1.93m x 1.85m)

AGENTS NOTES

We are informed by the owners that there is a maintenance payment for the courtyard area this is approximately £80.00 payable every 6 months.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		