



EDWARD KNIGHT  
ESTATE AGENTS

37 TOWNSEND ROAD, RUGBY, CV21 3SB

£289,950





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented three bedroom semi-detached home, enjoying attractive open views across allotments and Rugby Golf Course.

The accommodation is well arranged and comprises an entrance porch leading into a welcoming hallway, a spacious living room featuring a gas fireplace, and an open-plan kitchen/dining room. The ground floor is further enhanced by a recently re-fitted cloakroom.

To the first floor, the property benefits from three bedrooms and a re-fitted family bathroom.

Externally, the property offers off-road parking which leads to a spacious garage. The rear garden is mainly laid to lawn with a patio area, enjoying pleasant views over Rugby Golf Course and backing onto allotments.

The property is situated within a popular residential area within walking distance to Rugby Town Centre, and is an ideal location to access Rugby Railway Station and Whinfield Recreation Ground, as well as providing access to the major retail park and excellent transport links.

Viewings are strictly by appointment through Edward Knight Estate Agents, Regent Street Office and early viewing is considered essential to appreciate the property on offer.

## PROPERTY LOCATION

Townsend Road is a quiet, tree-lined address set on the edge of Whinfield Recreation Ground, offering an

enviable position between Rugby town centre and the sought-after village of Clifton upon Dunsmore.

Rugby town centre is within easy reach and provides an excellent range of both high street and independent shops, along with a variety of bistros, restaurants and coffee shops to suit all tastes. Highly regarded schools are close by, including Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School, both within a ten-minute walk, while Eastlands Primary School is just a short stroll away.

The location is ideal for commuters, with Rugby Railway Station approximately a ten-minute walk from the property, offering regular services to London Euston in around 50 minutes. Excellent road links are also nearby, with the M45, M1, M6 and M40 motorway networks providing convenient access to Birmingham, Coventry, Leamington Spa and Northampton.

#### GROUND FLOOR

##### ENTRANCE PORCH

5' 4" x 3' 0" (1.63m x 0.91m)

##### ENTRANCE HALL

4' 6" x 2' 5" (1.37m x 0.74m)

##### LOUNGE

15' 4" x 11' 8" (4.67m x 3.56m)

##### INNER LOBBY

6' 4" x 2' 7" (1.93m x 0.79m)

##### GROUND FLOOR CLOAKROOM

4' 9" x 2' 7" (1.45m x 0.79m)



#### KITCHEN/DINING ROOM

15' 3" x 8' 3" (4.65m x 2.51m)

#### FIRST FLOOR

##### LANDING

8' 3" x 8' 1" (2.51m x 2.46m)

##### BEDROOM ONE

12' 6" x 10' 8" (3.81m x 3.25m)







**BEDROOM TWO**  
10' 2" x 9' 4" (3.1m x 2.84m)

**BEDROOM THREE**  
8' 3" x 6' 9" (2.51m x 2.06m)

**BATHROOM**  
5' 8" x 4' 8" (1.73m x 1.42m)

**GARAGE**  
25' 1" x 10' 4" (7.65m x 3.15m)



