



EDWARD KNIGHT
ESTATE AGENTS

33 RATHBONE CLOSE, RUGBY, CV21 4EP

£310,000





SUMMARY

Edward Knight Estate Agents are delighted to present for sale this extended two bedroom semi-detached bungalow, ideally located in a quiet cul-de-sac within the highly sought-after area of Hillmorton, Rugby.

The accommodation briefly comprises of an entrance hall, a spacious open plan kitchen/utility room, lounge/dining room with sliding patio doors leading onto the rear garden from the lounge, two well-proportioned bedrooms and a bathroom with a three-piece suite. Outside, the property boasts a generous and well maintained rear garden with a multi-purpose bespoke home office/garden room with en-suite shower room, and three additional wooden storage sheds. To the front there is a driveway providing ample off-road parking.

Early internal inspection is highly recommended to appreciate the property on offer.

PROPERTY LOCATION

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores.

This property is less than 3 miles from Rugby railway station and 54 minutes from central London by train.

Schooling includes the ever popular Ashlawn School, Lawrence Sheriff grammar school and outstanding Ofsted rated Hillmorton Primary School. The world famous Rugby School is also a short drive away, as is Rugby town centre which

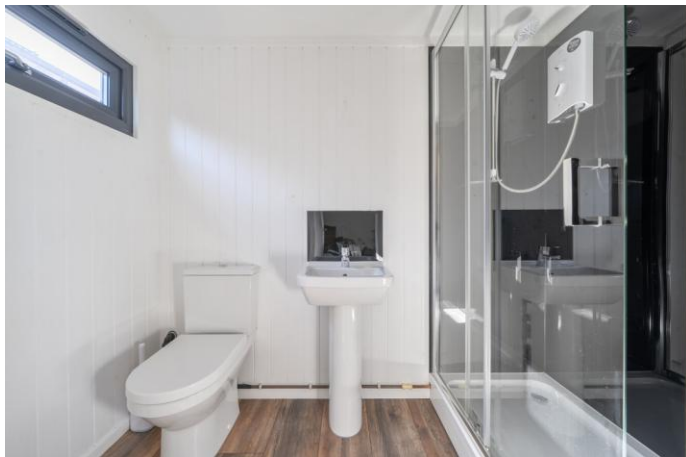


offers a growing and diverse range of independent shops, bars, takeaways and restaurants with a recent boom in independent food outlets offering world cuisine.

Walkers will benefit greatly from this property's location, High Street is situated on the edge of Hillmorton and its vast ongoing countryside. There are an array of public footpaths and beautiful cross-country walks on offer as well as Hillmorton's 'Locks' which is a pretty canal side location where you can enjoy refreshments and begin exploring the lengthy canal sidewalks on offer.







Rathbone Close, Rugby, CV21

Approximate Area = 830 sq ft / 77.1 sq m

Outbuilding = 201 sq ft / 18.6 sq m

Total = 1031 sq ft / 95.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rich.ecom 2026. Produced for Edward Knight. REF: 1454844



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.