



EDWARD KNIGHT
ESTATE AGENTS

1 BLOSSOM WAY, RUGBY, CV22 5LN

£235,000





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer to the market this well presented two bedroom semi detached property. Located on a quiet street with mature surroundings, this property benefits greatly from its proximity to both Rugby's town centre, Hillmorton and its variety of schooling for all ages.

The accommodation includes an entrance hall, spacious lounge, kitchen/dining room, rear lobby and ground floor cloakroom. To the first floor there are two double bedrooms and a family bathroom.

Externally, the property benefits from off road parking to the front for two vehicles and providing pedestrian access to the enclosed rear garden which is low maintenance with artificial grass and a paved patio.

Positioned in a cul-de-sac location in the Southfields area which is well served by a variety of schooling, Rugby Town Centre, Rugby Railway Station and various other amenities.

Early internal inspection is considered essential to appreciate the property on offer and viewing is highly recommended,

LOCATION

Southfields Estate is a popular and well-established residential area of Rugby, ideally positioned between Rugby town centre and Hillmorton. The location offers a convenient balance of everyday amenities, schooling and transport links, making it a practical choice for families, first-time buyers and commuters alike.

Rugby town centre is within easy reach, offering a range of shops, supermarkets, cafés, restaurants



and leisure facilities, while nearby Hillmorton provides additional local conveniences and a well-regarded community feel. The area is also well placed for Rugby railway station, which offers direct services to London Euston, Birmingham and other major destinations.

Families are well catered for, with a selection of respected local schools nearby, including options in the Hillmorton area. The Queen's Diamond Jubilee Centre, local parks and recreational facilities are also easily accessible, providing plenty of opportunities for fitness and leisure.

Southfields Estate benefits from local bus services connecting the area with Rugby, Hillmorton, St Cross Hospital, Bilton Fields and Woodlands. Road links are also strong, with access to the wider motorway network via the M1, M6 and M45, making the location suitable for those travelling across Warwickshire, Northamptonshire and the wider Midlands.

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



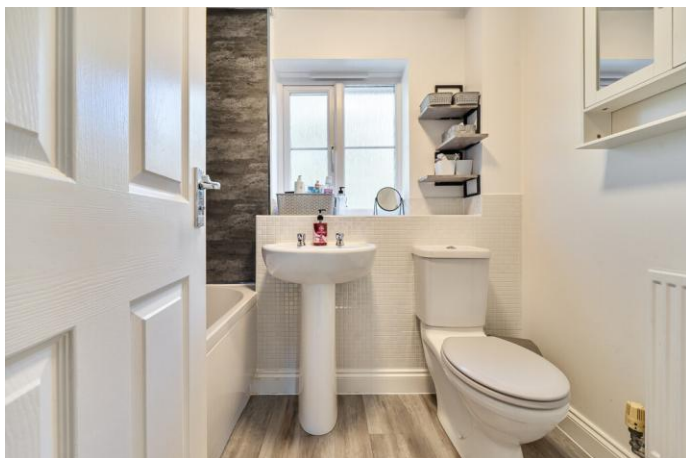




investigations they consider necessary.

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.



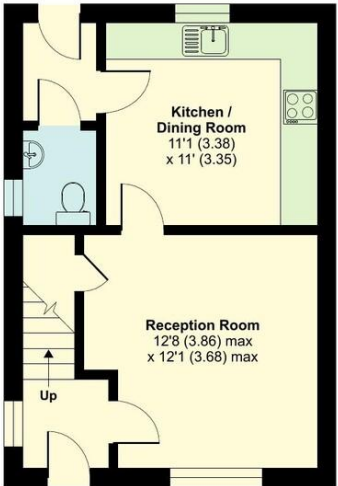
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition 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.

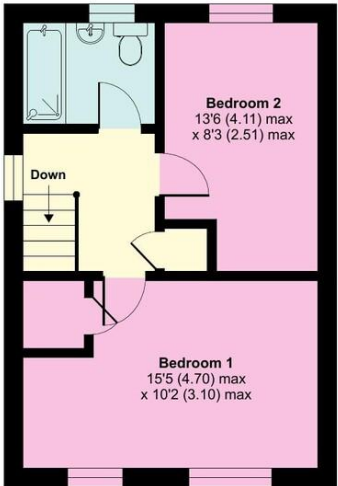


Blossom Way, Rugby, CV22

Approximate Area = 772 sq ft / 71.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1528033. EDWARD KNIGHT ESTATE AGENTS