



12 Glebe Crescent, Rugby, Warwickshire, CV21 2HG

HOWKINS &
HARRISON

12 Glebe Crescent,
Rugby, Warwickshire,
CV21 2HG

For Sale by Online Auction on
Wednesday 10th December
2025 at 12pm

A two bedroom semi detached property
in need of modernisation situated on a
large corner plot extending to 0.08 acres,
with garage and off-road driveway
parking.

Features

- Close to Rugby town centre and railway station
- Two bedrooms
- Two reception rooms
- Large corner plot extending to 0.08 acres
- Enclosed rear garden
- Garage
- Driveway parking
- No onward chain



Location

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby, including Northlands Primary School, Rugby Free Primary School, and St. Marie's Infant and Junior Schools. Lawrence Sheriff, a grammar school for boys, and the world renowned Rugby School are both within a short walk of the property, while Rugby High School for Girls and a further range of state and independent schools for all ages are available just a short drive or bus journey away.

Ground Floor

Enter through a UPVC door to the hall with stairs rising to the first floor and doors leading to the ground floor accommodation. Overlooking the front aspect, the sitting room has exposed floorboards and an art deco style fireplace. The dining room also has an art deco fireplace



and exposed wooden floorboards and provides access to the kitchen which has a useful walk-in pantry. A door from the kitchen provides access to the rear of the property.

First Floor

A split level landing provides access to two bedrooms and the family bathroom. The principal bedroom overlooks the front aspect and has exposed floorboards and a feature fireplace. Bedroom two is located to the rear of the property which benefits from a useful storage cupboard. The family bathroom is fitted with a bath with shower over, wash hand basin and WC.

Outside

The garden lies to the front and side of the property. There is a small hard standing area to the rear and a paved area in front of the garage which provides off-road parking and is accessed through two wrought iron gates. A further wrought iron gate opens to a pathway which leads to the front door and around to the side of the property. The gardens are planted with established shrubs, fruit trees and box hedging.

AML

Under the money laundering directive (S12017/692) we are required under due diligence as set up under HMRC to take full identification (e.g. photo ID and recent utility bill as proof of address). When a potential purchaser submits an offer for a property, please be aware of this and have the information available. Each purchaser is subject to a £30 AML check fee.



Auction Terms

The property is for sale by online auction on Wednesday 10th December 2025 at 12pm. All details, terms, conditions, and contract pack are available on our website.

Online Auction Access

Please visit the Howkins & Harrison website (howkinsandharrison.co.uk), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address.

Auction Payments

Should you be successful in the purchase of this property, the following payments are due upon exchange:

£5,000 (incl VAT) is taken from the registered card (on the fall of the hammer) and is apportioned as follows:

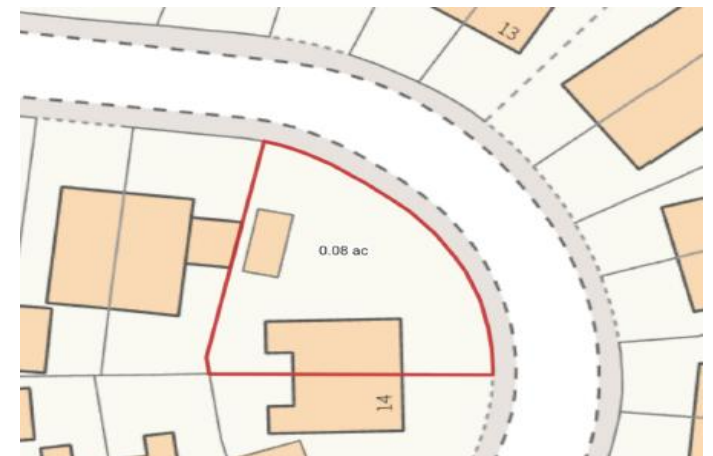
Auctioneers Platform Fee - £1,980 (inc VAT)
Auction Buyers Premium - £1,800 (inc VAT)
£1,220 towards deposit

The remainder of the 10% deposit of the purchase price is due by 12pm the next working day. We would advise you have a solicitor instructed prior to the auction end date to deal with funds upon exchange.

The purchaser is subject to the following payments upon completion:

Balance of the purchase price
Repayment of the search costs - £399.30 (inc VAT)
Transfer fee - £195 (plus VAT)
Buyers Administration fee - £480 (plus VAT)

Full terms and conditions for the online auction are available on our website.



Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

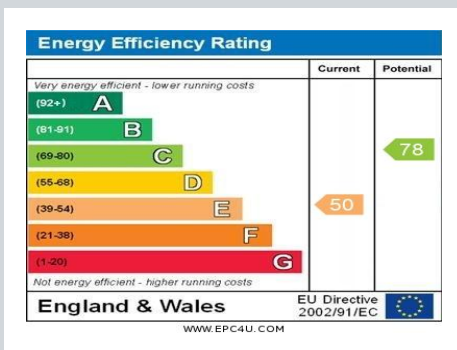
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

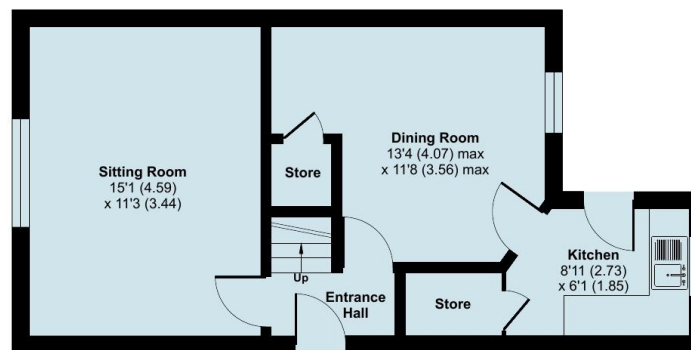
Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.

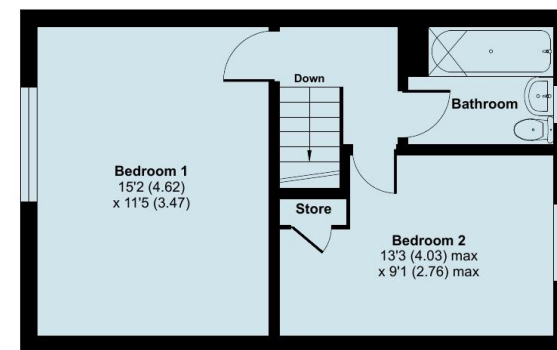


Glebe Crescent, Rugby, CV2

Approximate Area = 800 sq ft / 74.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1365271

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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