



EDWARD KNIGHT
ESTATE AGENTS

18 CHARLOTTE STREET, RUGBY, CV21 3HB

£189,500





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this fully refurbished, re-wired, two bedroom property which includes a brand new open plan kitchen breakfast room with fitted appliances and new combination boiler.

Offered for sale with no onward chain, this centrally located home would make the perfect first time or investment purchase, being ideal for commuters given its proximity to Rugby Railway Station.

In brief the accommodation comprises of entrance hall, lounge/dining room, refitted modern kitchen/breakfast room and a cellar. To the first floor, there are two double bedrooms and a bathroom with a three piece modern suite. The property benefits from a recently installed gas fired boiler and double glazing. Externally there is a good size low maintenance rear garden.

LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.



Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

ENTRANCE HALL

DINING AREA

11' 1" x 10' 11" (3.38m x 3.33m)

LIVING AREA

10' 6" x 9' 11" (3.2m x 3.02m)

KITCHEN/BREAKFAST ROOM

18' 7" x 6' 11" (5.66m x 2.11m)

LANDING

BEDROOM ONE

14' 1" x 10' 5" (4.29m x 3.18m)

BEDROOM TWO

10' 11" x 8' 8" (3.33m x 2.64m)

BATHROOM

10' 1" x 6' 11" (3.07m x 2.11m)

CELLAR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		