



**EDWARD KNIGHT**  
ESTATE AGENTS

2 CALDECOTT STREET, RUGBY, WARWICKSHIRE, CV21 3TH

£250,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this exceptionally spacious and beautifully extended two-bedroom Victorian home, ideally positioned in the heart of Rugby town centre. Nestled on a particularly sought-after street, this well-presented period property offers generous proportions throughout and would make an outstanding first-time purchase or investment opportunity.

Upon entering, you are greeted by an expansive entrance hall that immediately sets the tone for the impressive space within. The ground floor features a bright and airy living room, enhanced by a large bay window and an attractive feature fireplace, offering a welcoming and elegant setting for relaxation. A separate, equally spacious dining room provides an ideal area for entertaining, flowing seamlessly into the extended kitchen. The kitchen itself is fitted with modern units, a double oven, a five-ring gas hob, and twin French doors that open directly onto the rear garden, creating a harmonious indoor-outdoor living experience.



The first floor continues to impress, boasting a striking and unusually wide landing with an original balustrade, which adds charm and character. The master bedroom is particularly large, featuring two windows that allow for plenty of natural light. The second bedroom is also a generous double, ensuring ample space for guests, family, or home working.

These rooms are served by a modern family bathroom, complete with a separate shower enclosure and finished to a high standard.

Externally, the property enjoys a beautifully maintained and mature rear garden. This private outdoor space includes a spacious lawn, established shrubs and trees, a patio area for alfresco dining, and a garden shed, offering both functionality and tranquillity.

A rare benefit for this style of property is the inclusion of off-road parking, with a private parking space situated at the front right-hand side of the home. This space is included within the title and sale of the property.

This property represents a rare opportunity to acquire a substantial and characterful home in a prime location, combining period features with modern convenience and exceptional space throughout.

## LOCATION

Caldecott Street enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found.



The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance.











Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Caldecott Street a standout choice for a wide range of discerning buyers.

#### **ENTRANCE HALL**

3' 1" x 28' 1" (0.94m x 8.56m)

#### **LIVING ROOM**

11' 10" x 15' 7" (3.61m x 4.75m)

#### **DINING ROOM**

12' 10" x 12' 4" (3.91m x 3.76m)

#### **KITCHEN/BREAKFAST ROOM**

8' 5" x 26' 8" (2.57m x 8.13m)

#### **FIRST FLOOR**

#### **LANDING**

15' 3" x 5' 5" (4.65m x 1.65m)

#### **MASTER BEDROOM**

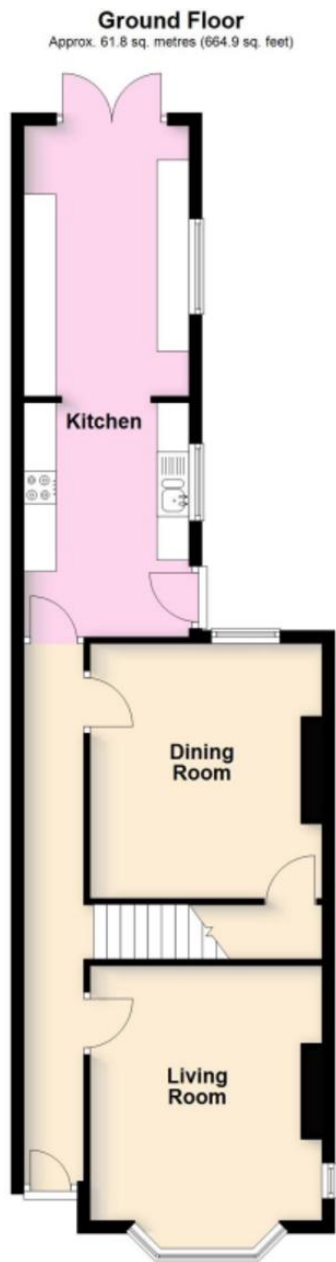
15' 5" x 13' 4" (4.7m x 4.06m)

#### **BEDROOM TWO**

10' 8" x 11' 5" (3.25m x 3.48m)

#### **FAMILY BATHROOM**

8' 5" x 11' 9" (2.57m x 3.58m)



Total area: approx. 112.8 sq. metres (1214.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		