



EDWARD KNIGHT
ESTATE AGENTS

20 VICTORIA AVENUE, RUGBY, CV21 2BZ

£178,950





PROPERTY SUMMARY

We are delighted to present this excellent opportunity for both first-time buyers and investors to acquire a charming three-bedroom Victorian terraced home, offered to the market with no onward chain.

The ground floor comprises an entrance hall, a spacious living room, dining room, fitted kitchen, WC, and a convenient downstairs shower room. On the first floor, there are three well-proportioned bedrooms, complemented by an additional WC. Externally, the property benefits from a low-maintenance courtyard-style rear garden and a garage.

Situated within a popular and well-established residential location, this home offers an affordable entry point into the market and represents an attractive investment prospect with strong rental potential.

Viewings are strictly by prior appointment through Edward Knight Estate Agents, Regent Street office.



LOCATION

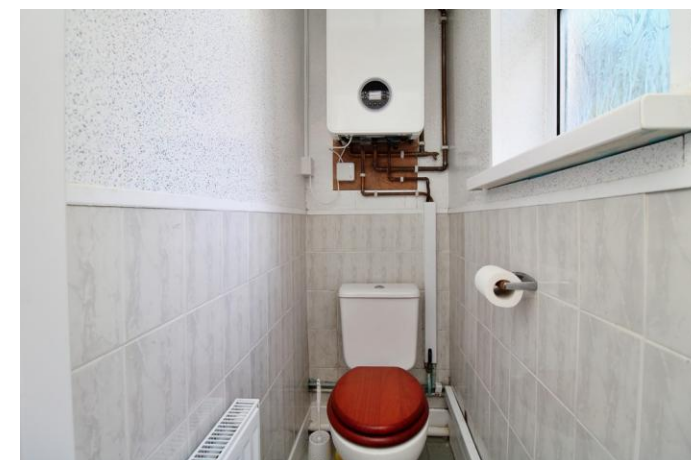
This property enjoys an ideal location within walking distance of Rugby town centre, offering a variety of High Street shops alongside independent retailers. Residents can also take advantage of numerous bars, restaurants, and leisure amenities nearby. Rugby railway station is conveniently close, providing frequent services to London Euston with a journey time of under 50 minutes.

The property benefits from excellent road connectivity, with easy access to major routes including the M6, M1, A5, and A45. Families will appreciate the proximity to a range of schooling options, including Lawrence Sheriff Secondary School, just a short stroll away.

Rugby railway station – approx. 1.7 miles

Elliot's Field Retail Park – approx. 1.2 miles

M6 Junction 1 – approx. 5 miles





GROUND FLOOR

ENTRANCE HALL

12' 4" x 2' 7" (3.76m x 0.79m)

LIVING ROOM

13' 1" x 9' 7" (3.99m x 2.92m)

DINING ROOM

10' 9" x 9' 6" (3.28m x 2.9m)

KITCHEN

10' 8" x 7' 3" (3.25m x 2.21m)

SHOWER ROOM

7' 6" x 3' 7" (2.29m x 1.09m)

WC

4' 3" x 2' 3" (1.3m x 0.69m)

FIRST FLOOR

MASTER BEDROOM

13' 8" x 16' 3" (4.17m x 4.95m)

BEDROOM TWO

11' 0" x 9' 7" (3.35m x 2.92m)

BEDROOM THREE

5' 9" x 10' 7" (1.75m x 3.23m)

WC

7' 5" x 3' 2" (2.26m x 0.97m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		