



EDWARD KNIGHT
ESTATE AGENTS

57 VICTORIA STREET, RUGBY, CV21 2HN

£175,000





PROPERTY SUMMARY

We are delighted to offer this attractive two-bedroom Victorian terraced home, perfect for first-time buyers and investors alike. Offered to the market with no onward chain, this property combines character, practicality, and excellent investment potential.

The ground floor features a entrance hall leading to a spacious living room and dining room, ideal for entertaining or family living. The fitted kitchen offers ample storage and workspace, completing the downstairs accommodation.

Upstairs, there are two generously sized bedrooms, complemented by a well-appointed family bathroom with a three-piece suite.

Outside, the property enjoys a good-sized rear garden, which has lawn and patio areas, providing a private outdoor space for. A garage to the rear offers additional storage or off road parking. There is a shed with power and lighting and a wire enclosure suitable for a variety of uses, such as pets or vegetable growing.



Located in a popular and well-established residential area, this home offers a fantastic opportunity for first time buyers or investors.

Viewing is highly recommended and available 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

3' 0" x 12' 9" (0.91m x 3.89m)

LIVING ROOM

11' 6" x 11' 8" (3.51m x 3.56m)

DINING ROOM

11' 8" x 12' 0" (3.56m x 3.66m)

KITCHEN

13' 2" x 6' 2" (4.01m x 1.88m)

FIRST FLOOR

BEDROOM ONE

11' 9" x 13' 2" (3.58m x 4.01m)

BEDROOM TWO

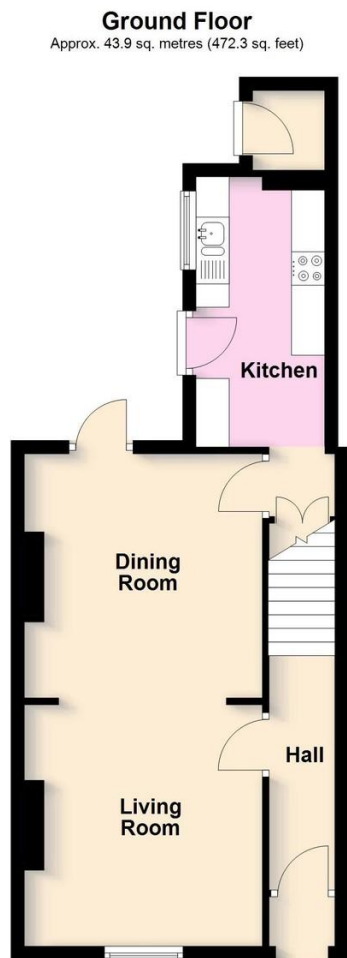
9' 1" x 12' 0" (2.77m x 3.66m)



BATHROOM

6' 2" x 10' 6" (1.88m x 3.2m)





Total area: approx. 86.4 sq. metres (929.7 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		
69-80	C		
55-68	D		68 D
39-54	E	50 E	
21-38	F		