



EDWARD KNIGHT
ESTATE AGENTS

48 VICTORIA AVENUE, RUGBY, CV21 2BZ

£170,000





PROPERTY SUMMARY

We are delighted to present this attractive two-bedroom Victorian terraced home, ideally positioned within walking distance of Rugby town centre and offered to the market with no onward chain. This characterful property represents a superb opportunity for both first-time buyers and astute investors.

The ground floor offers a welcoming and generously sized living room, a separate dining room, and a well-appointed fitted kitchen, which leads through to the bathroom and WC. The first floor provides two spacious and well proportioned bedrooms. Outside, the property enjoys a low-maintenance courtyard-style rear garden and the benefit of a garage.

Set within a sought-after and well-established residential area, this home provides an affordable yet high-potential route into the market and offers excellent rental prospects for investors.

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

LIVING ROOM

12' 8" x 9' 10" (3.86m x 3m)

DINING ROOM

14' 5" x 9' 10" (4.39m x 3m)

KITCHEN

12' 0" x 5' 11" (3.66m x 1.8m)

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

W/C

5' 7" x 2' 5" (1.7m x 0.74m)

FIRST FLOOR

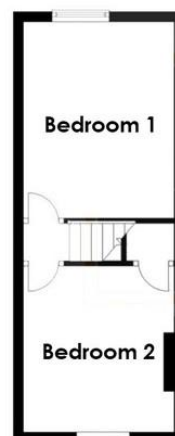
BEDROOM ONE

11' 11" x 9' 10" (3.63m x 3m)

BEDROOM TWO

9' 10" x 10' 9" (3m x 3.28m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

