



EDWARD KNIGHT
ESTATE AGENTS

57 VICTORIA STREET, RUGBY, CV21 2HN

STARTING BID £135,000





PROPERTY SUMMARY

BEING SOLD VIA SECURE SALE ONLINE BIDDING AUCTION – Terms and conditions apply. Starting Bid £135,000. Cash buyers only.

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

Elliots 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)

AGENTS NOTES







Pattinson Auction are working in Partnership with Edward Knight on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via Edward Knight or The Auctioneer.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

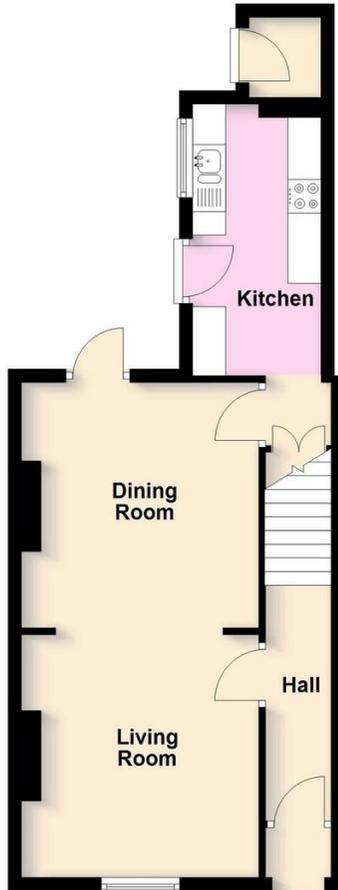
The advertised price is commonly referred to as a 'Starting Bid' or Guide 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price'/'Starting

Bid'.

These prices are subject to change.

Ground Floor

Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



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		