



EDWARD KNIGHT
ESTATE AGENTS

34 WINDSOR STREET, RUGBY, CV21 3NZ

OFFERS IN EXCESS OF £225,000





PROPERTY SUMMARY

A deceptively spacious and characterful three-bedroom mid-terrace townhouse, ideally situated within easy walking distance of Rugby town centre, Rugby railway station and a comprehensive range of local amenities. Arranged over three floors, this charming period home offers generous and versatile accommodation, making it an excellent choice for families, professionals and investors alike.

The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge/dining room with excellent natural light, and a versatile breakfast room which could equally serve as a home office, playroom or additional reception space. There is also a well-appointed kitchen and a convenient ground-floor cloakroom/WC.

To the first floor are three well-proportioned double bedrooms, together with a modern family bathroom. A staircase rises to the second floor, where a useful loft room provides valuable additional space, perfectly suited as a home office, hobby room or occasional guest room.

Further benefits include gas-fired central heating, uPVC double glazing and a low-maintenance rear garden, providing an attractive and practical space for outdoor seating and entertaining.

Combining generous living space, flexible accommodation and period character with an exceptionally convenient location, this substantial townhouse represents a fantastic opportunity for a variety of buyers. Rugby railway station, the town centre, local schools and everyday amenities are



all within easy reach, while excellent road and rail connections make the property particularly well suited to commuters.

Early viewing is highly recommended and is available strictly by appointment.

LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an



identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer







Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.





Windsor Street, Rugby, CV21

Approximate Area = 1334 sq ft / 123.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1496504



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	50 E	
21-38	F		