



EDWARD KNIGHT
ESTATE AGENTS

48 SANDOWN ROAD, RUGBY, CV21 3LG

GUIDE PRICE £148,950





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer for sale this traditional two-bedroom terraced property, situated on Sandown Road within easy reach of Rugby town centre and Rugby railway station.

The property is offered to the market with no onward chain and represents an excellent opportunity for buyers looking for a renovation project. Requiring comprehensive modernisation and refurbishment throughout, the house provides a fantastic blank canvas with plenty of scope for a purchaser to improve and personalise the accommodation.

The ground floor comprises a front reception room with bay window, a separate and generously proportioned dining room, followed by a kitchen and bathroom towards the rear. There is also a useful additional utility area/store.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom positioned to the front of the property.

The accommodation extends to approximately 849 sq ft, with an additional outbuilding/store, giving an overall approximate area of 871sq ft.

Externally, the property benefits from a small foregarden to the front, while to the rear is an enclosed courtyard-style garden with useful pedestrian access.

Sandown Road is conveniently positioned for Rugby town centre and is particularly well placed for Rugby railway station, making the property an interesting proposition for commuters, investors



and buyers looking to undertake a refurbishment project.

Offered with no onward chain, this is a property that requires significant improvement but offers considerable potential for the incoming purchaser to create a home to their own specification. Early viewing is recommended to fully appreciate the opportunity available.

LOCATION

Sandown Road is conveniently positioned within Rugby town centre, offering excellent access to a wide range of shops, supermarkets, cafés, restaurants and everyday amenities.

The property is particularly well placed for Rugby Railway Station, making it an attractive location for commuters. The station provides regular direct services to London Euston and Birmingham New Street, alongside connections to a number of other major destinations.

Rugby town centre is also within easy walking distance, while the surrounding area offers a good selection of local schools, leisure facilities and recreational amenities.

For those travelling by road, Rugby is well connected via the M1, M6, A5 and A45, providing convenient access to Coventry, Birmingham, Leicester and the wider Midlands motorway network.

Overall, Sandown Road offers a highly convenient central location, particularly suited to buyers wanting easy access to both Rugby town centre



and the railway station.

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.

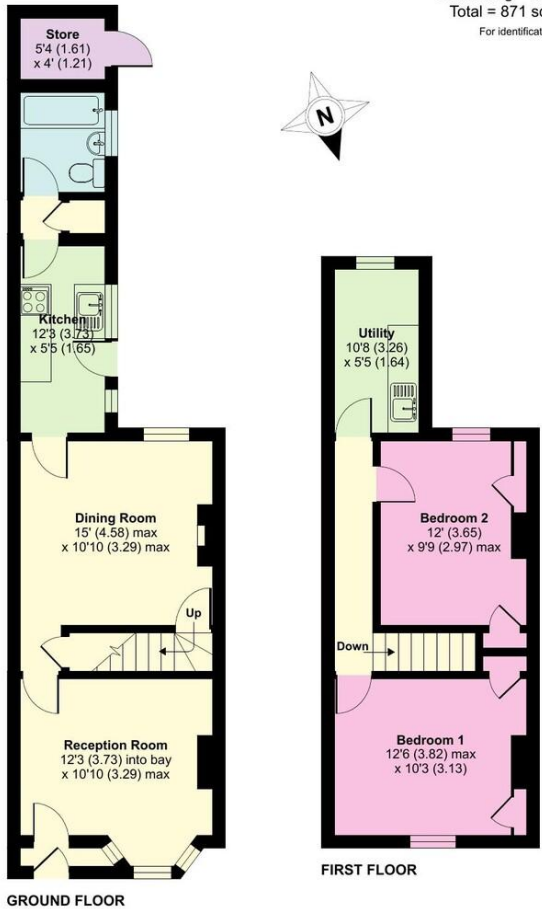
If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

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.

Sandown Road, Rugby, CV21

Approximate Area = 849 sq ft / 78.9 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 871 sq ft / 80.9 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: 1525933



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-10	G		