



EDWARD KNIGHT
ESTATE AGENTS

26 GEORGE STREET, NEW BILTON, RUGBY, CV21 2BJ

£250,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this deceptively spacious two bedroom detached property which is conveniently situated for Rugby Town Centre and Rugby railway station which offers a frequent service to London Euston in around 50 minutes. The property is also ideally placed for all major road networks. In brief the accommodation comprises of entrance hall, lounge, separate dining room and fitted kitchen. To the first floor there are two double bedrooms and a family bathroom. The property benefits from gas fired central heating and Upvc double glazing. Externally the property benefits from a garage and off road parking leading to the rear garden. The property has a lot of potential for extensions and renovations subject to the necessary planning permissions. The property would make an ideal first time/ investment purchase and viewing is highly recommended to appreciate the property on offer.

LOCATION

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby.

Rugby railway station – approximately 1.7 miles
 Elliotts Field Retail Park – approximately 1.2 mile
 M6 Junction 1 – approximately 5 miles

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.



George Street, Rugby, CV21

Approximate Area = 913 sq ft / 84.8 sq m

Garage = 199 sq ft / 18.5 sq m

Total = 1112 sq ft / 103.3 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: 1499302



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		