



EDWARD KNIGHT  
ESTATE AGENTS

24 HOLBROOK AVENUE, RUGBY, CV21 2QQ

OFFERS OVER £275,000





## PROPERTY SUMMARY

Edward Knight are delighted to present this beautiful traditional Victorian bay-fronted home, superbly positioned in the heart of Rugby town centre, just a stone's throw from the highly regarded Caldecott Park.

This attractive extended period property offers spacious and well-balanced accommodation arranged over two floors, retaining a wealth of original character features throughout. These include traditional carpentry, period-style doors and fireplaces, all of which combine seamlessly with thoughtful modern improvements to create a warm and inviting family home.

The ground floor accommodation begins with a welcoming entrance hall, leading to a charming living room featuring a period-style fireplace and an impressive bay window that floods the room with natural light. There is a further sitting room, again benefitting from a feature fireplace, providing flexible living space ideal for family use, entertaining, or home working. To the rear of the property is a fantastic extended open-plan kitchen and dining room, offering a generous dining area and a refitted kitchen complete with integrated appliances and a Belfast sink, all enjoying pleasant views over the rear garden and creating an ideal space for modern living and social gatherings.

To the first floor, the property offers three well-proportioned bedrooms, with the principal bedroom enjoying a stunning bay window that mirrors the character found on the ground floor. The accommodation is served by a beautifully styled family bathroom, featuring a roll-top bath and a traditional high-flush W.C, perfectly complementing the Victorian character of the home.

Externally, the rear garden is designed for low maintenance while still offering excellent outdoor versatility. It includes a designated play area, a raised decked seating area ideal for entertaining, and a timber-framed summer house, providing useful storage or potential for a hobby space or home office.

This is a rare opportunity to acquire a character-filled Victorian home in such a central and sought-after location, offering immediate access to Rugby town centre amenities, green spaces, and transport links.

Open House Saturday 21st February please call to book an appointment.

#### LOCATION

Acacia Avenue enjoys an exceptionally convenient location, just a five-minute walk from Rugby town centre, offering easy access to a wide range of shopping facilities, sports amenities, and everyday conveniences. The town centre itself boasts a mix of high street brands, independent boutiques, and an excellent selection of bistros, restaurants, pubs, and coffee shops, catering to a variety of tastes and lifestyles.

The property is ideally positioned for families seeking access to quality education. Both the highly regarded Lawrence Sheriff Grammar School for Boys and the prestigious Rugby School, known worldwide for its academic excellence and historic legacy, are within a ten-minute walk. Rugby High School for Girls, along with a strong selection of both state and independent schools, are also located within a short drive of the property.



For commuters, Rugby offers excellent transport links. Rugby Railway Station is just a ten-minute walk away, providing regular direct services to London Euston in as little as 53 minutes. Major road networks, including the M45, M1, M6, and M40, are all easily accessible, making travel to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton both quick and convenient.







In addition, residents can take advantage of the nearby Elliotts Field and Junction One Retail Parks, both within walking distance, offering a wide variety of shopping, dining, and leisure options.

#### ENTRANCE HALL

#### LIVING ROOM

13' 4" x 9' 5" (4.06m x 2.87m)

#### SITTING ROOM

10' 1" x 12' 5" (3.07m x 3.78m)

#### KITCHEN DINING ROOM

32' 8" x 8' 5" (9.96m x 2.57m)

#### FIRST FLOOR

#### MASTER BEDROOM

14' 1" x 13' 3" (4.29m x 4.04m)

#### BEDROOM TWO

12' 6" x 7' 10" (3.81m x 2.39m)

#### BEDROOM THREE

11' 5" x 7' 9" (3.48m x 2.36m)

#### FAMILY BATHROOM

5' 4" x 7' 6" (1.63m x 2.29m)

#### OUTSIDE

#### SUMMER HOUSE/STORE

