



**EDWARD KNIGHT**  
ESTATE AGENTS

34 VICTORIA STREET, RUGBY, CV21 2HN

£190,000







## PROPERTY SUMMARY

We are delighted to offer for sale this fully refurbished, immaculately presented two-bedroom terraced property, finished to a modern standard throughout and ideally located within Rugby town centre. The property is perfectly suited to commuters, being just a short walk from Rugby railway station.

The accommodation briefly comprises an entrance hall, a spacious living and dining room, a newly fitted modern kitchen, and a newly installed contemporary bathroom. To the first floor are two well-proportioned bedrooms, all finished to a high standard. Externally, the property benefits from a decked rear garden, ideal for outdoor dining and entertaining, as well as a garage providing additional storage.

Early viewing is highly recommended. Please contact Edward Knight's Rugby office to arrange an appointment.



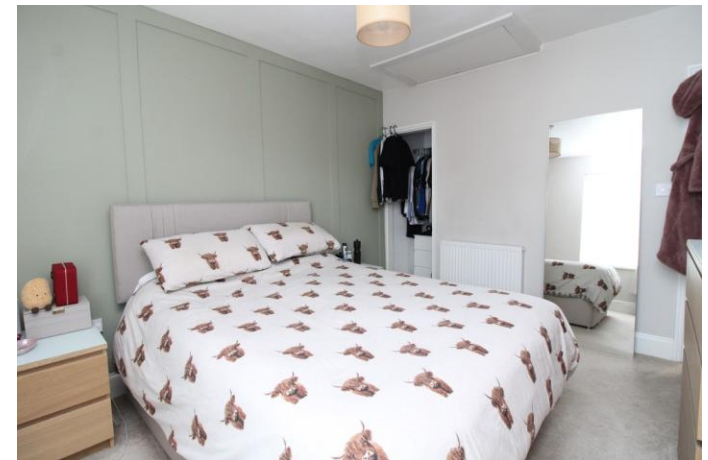
## LOCATION

The property is superbly located within comfortable walking distance of Rugby town centre, offering an excellent mix of High Street brands and independent retailers, as well as a wide choice of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and provides frequent direct services to London Euston in under 50 minutes, making this an ideal location for commuters.

The property benefits from excellent transport links, with easy access to major road networks including the M6, M1, A5, and A45, allowing for convenient travel throughout the region. The area is well served by a range of junior and senior schools, including the highly regarded Lawrence Sheriff Secondary School, which is just a short walk away. Rugby railway station is approximately 1.7 miles away, Elliott's Field Retail Park is around 1.2 miles away, and M6 Junction 1 is approximately 5 miles from the property.









### **LIVING ROOM**

11' 4" x 11' 4" (3.45m x 3.45m)

### **DINING ROOM**

8' x 10' 8" (2.44m x 3.25m)

### **KITCHEN**

17' 5" x 5' 9" (5.31m x 1.75m)



### **REAR LOBBY**

4' 3" x 10' 1" (1.3m x 3.07m)

### **MASTER BEDROOM**

11' 4" x 11' 4" (3.45m x 3.45m)

### **BEDROOM TWO**

10' 1" x 8' 4" (3.07m x 2.54m)

### **LANDING**

8' 4" x 4' 3" (2.54m x 1.3m)



### **BATHROOM**

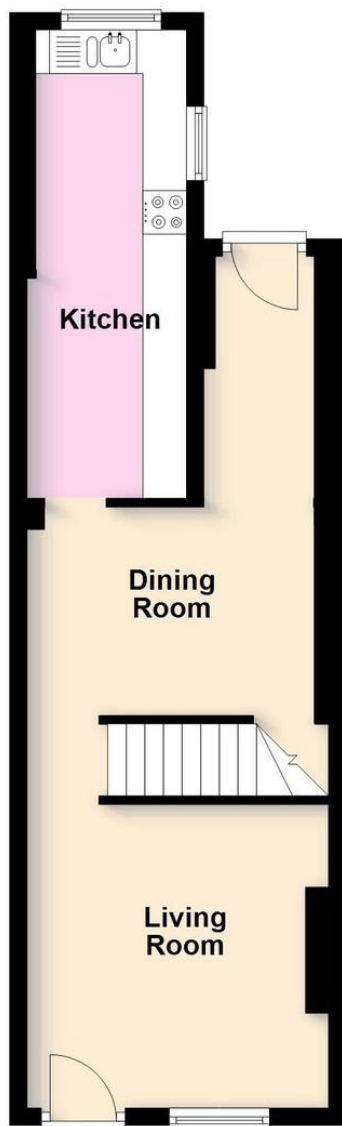
6' 6" x 7' 8" (1.98m x 2.34m)

### **GARAGE**

16' 2" x 7' 9" (4.93m x 2.36m)

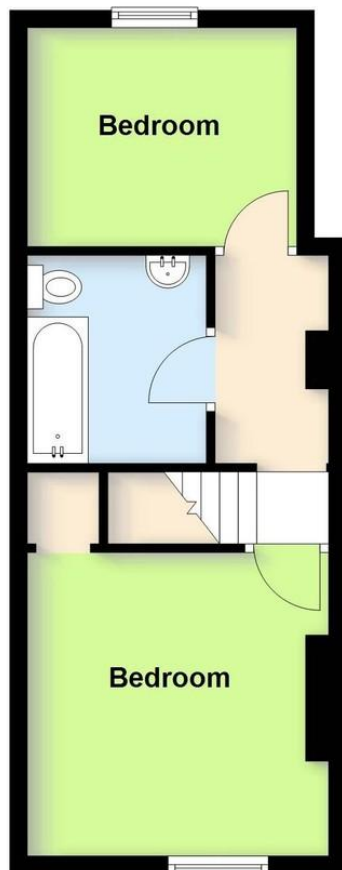
## Ground Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 70.4 sq. metres (758.2 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	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		