



EDWARD KNIGHT
ESTATE AGENTS

47 VICTORIA STREET, NEW BILTON, RUGBY, CV21 2HN

OFFERS OVER £200,000





PROPERTY SUMMARY

A beautifully presented, fully refurbished and larger than average two-bedroom Victorian property, ideally located within easy reach of Rugby's town centre.

Offered for sale in immaculate condition and with no onward chain, this spacious home has been significantly improved by the current owner and benefits from new windows and a gas central heating system installed within the last two years, enhancing both comfort and energy efficiency.

The accommodation is well proportioned and arranged over several levels. In brief, it comprises an entrance porch leading to a welcoming entrance hall, a separate dining room, a comfortable living room, a well-appointed kitchen, and a useful lean-to/utility room.

To the first floor are two generously sized double bedrooms and a beautifully appointed family bathroom, fitted with both a bath and a separate shower.

Further benefits include a spacious insulated loft with approximately 10 square metres of boarded storage as well as ample space for a further 5 square meters, along with a useful basement, providing additional practical space rarely found in similar properties.

Externally, the property enjoys a low-maintenance rear garden and a sizeable car port, offering valuable off-road parking as well as additional storage.



Viewing of this wonderful home is strictly by appointment only through the Regent Street office of Edward Knight Estate Agents.

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.







GROUND FLOOR

ENTRANCE HALL

12' 5" x 2' 7" (3.78m x 0.79m)

DINING ROOM

9' 10" x 11' 0" (3m x 3.35m)

LIVING ROOM

10' 10" x 12' 10" (3.3m x 3.91m)

KITCHEN

9' 2" x 8' 4" (2.79m x 2.54m)

LEAN TO/UTILITY ROOM

6' 6" x 7' 7" (1.98m x 2.31m)



FIRST FLOOR

MASTER BEDROOM

11' 7" x 15' 8" (3.53m x 4.78m)

BEDROOM TWO

11' 9" x 10' 9" (3.58m x 3.28m)

FAMILY BATHROOM

9' 2" x 8' 2" (2.79m x 2.49m)

BASEMENT

9' 2" x 10' 10" (2.79m x 3.3m)

OUTSIDE

CARPORT





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		