





PROPERTY SUMMARY

An attractive Victorian bay-fronted residence, ideally suited to first-time buyers or investors, offered to the market with no onward chain and positioned on a quiet, centrally located street just off Clifton Road.

The property is well maintained throughout and offers well-proportioned accommodation comprising an inviting entrance hall, a bright front living room featuring a characterful bay window, and a separate dining room with an attractive feature fireplace. To the rear, there is a refitted kitchen equipped with a range of modern units and integrated appliances, complemented by a useful ground floor utility area which also incorporates a guest WC.

To the first floor, the property provides two generous double bedrooms, along with a refitted family bathroom finished to a modern standard.

Externally, the rear garden is of a notably good size for a town centre home, predominantly laid to lawn and offering an excellent outdoor space. The garden further benefits from a timber-framed storage shed positioned to the rear.

This appealing no-chain property is available to view strictly by appointment through Edward Knight's Regent Street office.



LOCATION

Rokeby Street enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham,



Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Wood Street a standout choice for a wide range of discerning buyers.







GROUND FLOOR

ENTRANCE HALL

9' 9" x 2' 7" (2.97m x 0.79m)

LIVING ROOM

9' 1" x 12' 5" (2.77m x 3.78m)

DINING ROOM

12' 3" x 12' 1" (3.73m x 3.68m)

KITCHEN

9' 7" x 7' 4" (2.92m x 2.24m)

UTILITY ROOM/GUEST WC

5' 10" x 7' 5" (1.78m x 2.26m)

FIRST FLOOR

MASTER BEDROOM

13' 10" x 10' 5" (4.22m x 3.18m)

BEDROOM TWO

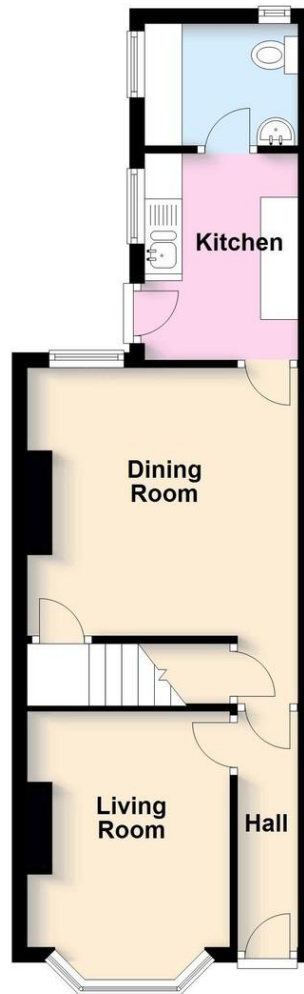
11' 1" x 11' 10" (3.38m x 3.61m)

FAMILY BATHROOM

9' 9" x 6' 8" (2.97m x 2.03m)

Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 75.5 sq. metres (813.1 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		