



**EDWARD KNIGHT**  
ESTATE AGENTS

50 CALDECOTT STREET, RUGBY, CV21 3TH

OFFERS OVER £185,000





## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive double bay-fronted Victorian property, ideally situated on one of Rugby's most sought-after and centrally located residential streets, Caldercotes Street.

Offered to the market with no onward chain, this three-bedroom home provides generous and versatile accommodation while retaining a variety of original character features. Although the property has been clearly well cared for over the years and is presented in clean, tidy condition, it now requires updating and modernisation throughout, including the installation of a modern central heating system, offering an excellent opportunity for buyers to add value and personalise the home.

The accommodation briefly comprises a welcoming entrance hall with an impressive dog-leg staircase and landing, two spacious reception rooms-one featuring a beautiful bay window-along with a kitchen, rear lobby, and ground floor shower room. To the first floor are three well-proportioned bedrooms, two of which are particularly spacious and again benefit from bay windows. The bedrooms are served by a further first-floor bathroom.

Externally, the property enjoys a well-maintained, low-maintenance rear garden, featuring a paved patio area complemented by established shrubs and trees.



Viewings are strictly by appointment through Edward Knight's Regent Street office.

## LOCATION

Caldecott 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 Caldecott Street a standout choice for a wide range of discerning buyers.

#### **GROUND FLOOR**

##### **DINING ROOM**

13' 8" x 11' 3" (4.17m x 3.43m)

##### **LIVING ROOM**

10' 4" x 14' 1" (3.15m x 4.29m)

##### **KITCHEN**

10' 4" x 8' 4" (3.15m x 2.54m)

##### **GROUND FLOOR WET ROOM**

5' 3" x 6' 3" (1.6m x 1.91m)

#### **FIRST FLOOR**

##### **MASTER BEDROOM**

14' 4" x 13' 8" (4.37m x 4.17m)

##### **BEDROOM TWO**

11' 6" x 10' 8" (3.51m x 3.25m)

##### **BEDROOM THREE**

8' 4" x 10' 7" (2.54m x 3.23m)

##### **FAMILY BATHROOM**

7' 6" x 5' 5" (2.29m x 1.65m)



### Ground Floor

Approx. 51.2 sq. metres (551.5 sq. feet)



### First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



Total area: approx. 102.4 sq. metres (1102.4 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		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		