





PROPERTY SUMMARY

Offered to the market with no onward chain, Edward Knight Estate Agents are delighted to present this beautifully renovated Victorian home, ideally situated within Rugby town centre. Having undergone a programme of recent modernisation, the property represents an excellent opportunity for first-time buyers and investors alike.

The well-presented accommodation comprises a spacious open-plan living and dining room with an attractive feature fireplace, a stylish refitted kitchen complete with integrated appliances, two generously proportioned first-floor bedrooms, and a contemporary family bathroom fitted with a modern white suite. The property also benefits from a useful basement, providing excellent additional storage or potential for a variety of uses, together with an enclosed rear garden.

Conveniently located within easy walking distance of Rugby town centre, a range of local amenities, and Rugby railway station, this charming home perfectly combines character with modern living.

Viewing is strictly by appointment through Edward Knight Estate Agents, Regent Street Office.



LOCATION

Rugby town centre offers a vibrant blend of historic character and modern convenience, making it an increasingly popular place to live for first-time buyers, professionals, and investors alike. The town boasts an excellent selection of independent boutiques, high street retailers, cafés, restaurants, bars, and leisure facilities, together with a wide range of supermarkets and everyday amenities.

Rugby is exceptionally well connected, with Rugby railway station providing regular direct services to London Euston in under an hour, as well as Birmingham and other major cities. The town also enjoys excellent road links via the M1, M6, A5, and A14, making it an ideal location for commuters.

The area benefits from a number of highly regarded schools, attractive parks and open green spaces, including Caldecott Park, while a variety of sporting and recreational facilities cater to all ages. Rich in history as the birthplace of the game of rugby, the town offers a welcoming community atmosphere combined with excellent transport connections and ongoing investment, making it a fantastic place to call home.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an



identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.







Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

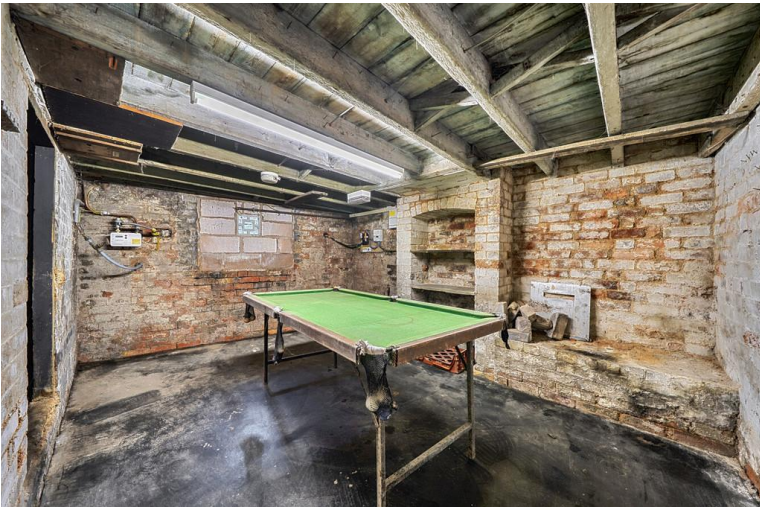
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



Newbold Road, Rugby, CV21

Approximate Area = 1048 sq ft / 97.3 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nacheom 2026. Produced for Edward Knight. REF: 1488104



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.