



26 Frederick Street, Rugby, Warwickshire, CV21 2EN

HOWKINS &  
HARRISON

26 Frederick Street,  
Rugby, Warwickshire,  
CV21 2EN

Offers in Excess of: £190,000

Situated on Frederick Street, within walking distance to Rugby town centre, this delightful end-of-terrace property is well presented throughout and presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned reception rooms and two comfortable bedrooms, one with an en-suite shower room, along with a modern ground floor bathroom. The inclusion of white goods adds to the convenience and for those commuting, the proximity to Rugby train station makes this home particularly appealing, ideal for the commuter. Available with no onward chain.

### Features

- Town centre location
- Close to Rugby train station, ideal for the commuter
- Well presented throughout
- Two good sized bedrooms one with en-suite
- Ground floor bathroom
- Two reception rooms
- Feature fireplaces
- UPVC double glazing
- Gas central heating
- Low maintenance, enclosed rear garden
- Workshop and garage – Currently Motorcycle access only
- No onward chain



## Location

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby, including Northlands Primary School, Rugby Free Primary School, and St. Marie's Infant and Junior Schools. Lawrence Sheriff, a grammar school for boys, and the world renowned Rugby School are both within a short walk of the property, while Rugby High School for Girls and a further range of state and independent schools for all ages are available just a short drive or bus journey away.



## Ground Floor

The property opens into the sitting room, with large window to the front aspect affording plenty of natural light, exposed wooden floorboards and an attractive feature fireplace providing an attractive focal point to the room. Either side of the fireplace are built-in cupboards and shelving. A door leads into the dining room which has a window overlooking the rear of the property and an exposed brick fireplace and hearth. From here there is access through to the kitchen which is fitted with a range of Shaker style base and eye level units with fitted appliances to include a single oven and a four-ring gas hob with extractor hood above. There is space with plumbing for a washing machine, dishwasher and fridge/freezer. A door gives access to the garden and to the rear of the kitchen is the ground floor bathroom, which comprises of a panelled bath, wash hand basin inset into a vanity unit and WC.



## First Floor

To the first floor are two well-proportioned bedrooms, one overlooks the front aspect, whilst the other is situated to the rear which has the added benefit of its own en-suite shower room with shower enclosure, wash hand basin and WC.



## Outside

To the rear, the low maintenance garden is fully paved providing an ideal space for outdoor dining and entertaining. There is a workshop/garage with double opening doors to the rear part of the garden which has vehicular access from Northcote Road. The access is currently only suitable for a motorcycle but has the potential to be converted to provide vehicular car access, subject to obtaining the relevant planning consent.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

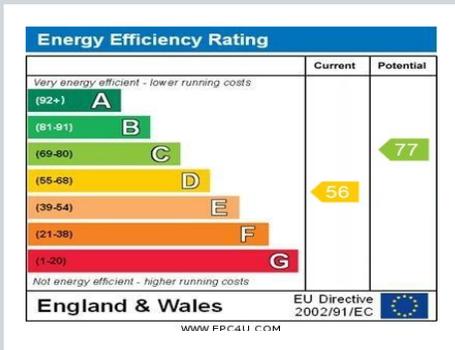
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – B.



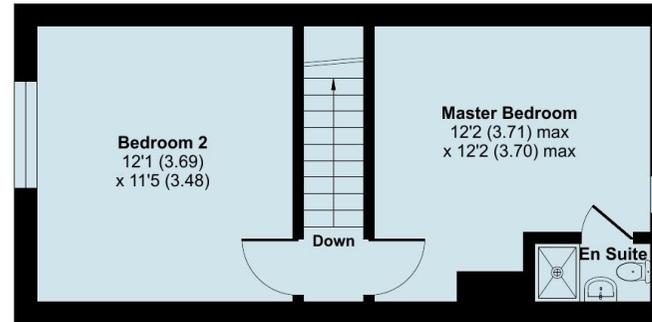
## Frederick Street, Rugby, CV21

Approximate Area = 785 sq ft / 72.9 sq m

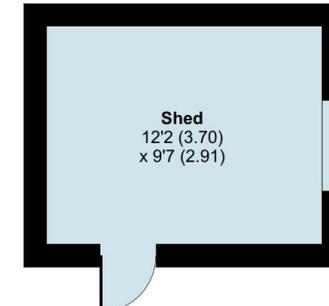
Outbuilding = 116 sq ft / 10.7 sq m

Total = 901 sq ft / 83.6 sq m

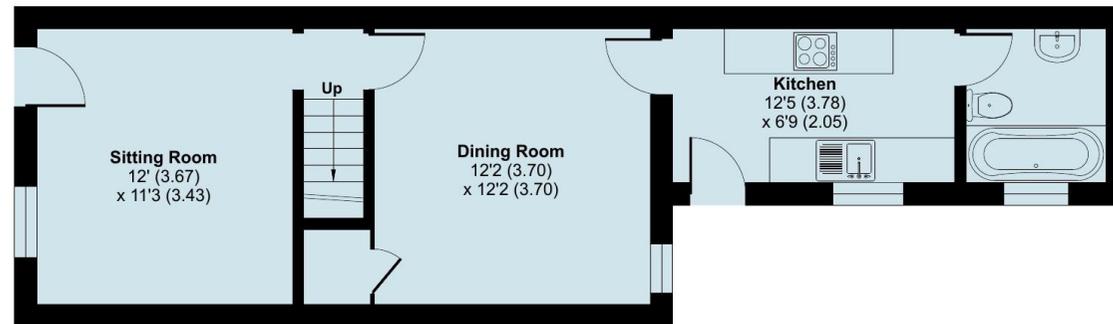
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1393867

## Howkins & Harrison

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