



34 Steele Street, Rugby, Warwickshire, CV22 7BW

HOWKINS &
HARRISON

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Warwickshire, CV22 7BW

Guide Price: £200,000

A three-bedroom mid-terrace property offering excellent potential for modernisation, situated within the popular residential area of New Bilton. The accommodation benefits from a spacious sitting room and a generous kitchen/breakfast room, providing well-proportioned living space throughout. Externally, the property enjoys a substantial enclosed rear garden, offering plenty of scope for outdoor seating, entertaining and further landscaping.

Features

- Popular residential location
- Scope for modernisation
- Three bedrooms
- Kitchen/breakfast room
- Well proportioned rooms
- Generous rear garden
- No onward chain
- Energy rating - C



Location

Bilton is located approximately 1.5 miles from Rugby Town Centre and Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. It is ideally placed to access major road networks including the A45, A14, M45, M1 and M6. The village still retains some of its original character including a village green, which contains the remains of an ancient cross and stocks and is renowned in the Spring for a wonderful array of crocuses. The many amenities include two public houses, two supermarkets, a doctor's surgery, dentist, chemist, butchers, specialist cheese shop and four churches which include the parish church of St Marks, dating back to the 14th century. Schooling is available at Bilton Primary School and Bilton Junior School, with independent options offered by Crescent School and Bilton Grange Preparatory School. Secondary education is available at Bilton School which is a mainstream, state funded senior school for boys and girls. There is also an impressive range of state and private schooling available in Rugby which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys.



Ground Floor

The property opens into an entrance hall, with stairs rising to the first floor and a door leading through to the sitting room. The sitting room overlooks the front elevation and benefits from a useful built-in storage cupboard. From here, a further door leads into the kitchen/breakfast room, which is fitted with a range of oak wall and base units with complementary work surfaces over. Integrated appliances include a double electric Electrolux oven, Electrolux gas hob and extractor fan. An obscure glazed door provides direct access to the rear garden.

First Floor

From the first-floor landing, doors provide access to three bedrooms and the family bathroom. The principal bedroom is

currently arranged open plan with bedroom two, separated in part by glazed concertina doors. The layout could easily be reinstated to create two separate bedrooms if preferred. Bedroom three is positioned to the rear of the property, overlooking the garden, and benefits from a useful built-in storage cupboard. The family bathroom is fully tiled and finished with light beech-effect flooring. It is fitted with a white suite comprising a panelled bath with shower over and shower screen, pedestal wash hand basin and WC. A heated towel radiator and useful storage cupboard complete the room.

Outside

To the front, the property is enclosed by low-level close-board fencing, with a paved pathway leading through a picket gate to a low-maintenance garden laid predominantly to gravel and

complemented by established shrubs and trees. Access to the rear is provided via a shared ginnel and side gate. The generous rear garden is arranged over split levels, with a spacious hardstanding area providing an ideal setting for outdoor seating and al fresco dining. Steps lead up to a lawned area, with a further hardstanding terrace positioned towards the rear of the garden. Established trees and shrubs add colour and interest, including fir trees and a pretty fuchsia plant.

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 and 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 – A.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	75	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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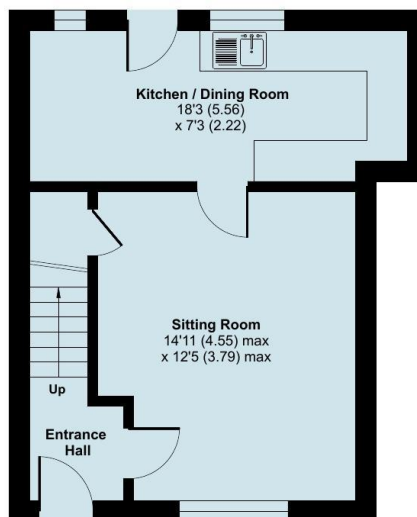
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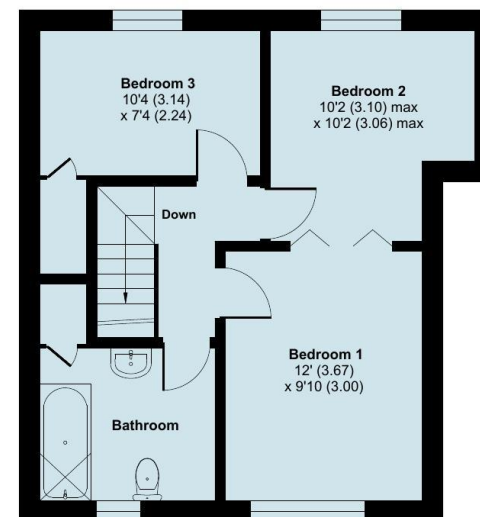
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Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1525980

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