





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this attractive and spacious Victorian bay-fronted residence, ideally situated within the heart of Rugby town centre and just a short walk from Rugby railway station, offering excellent transport links for commuters.

The property has been well maintained and provides generous, well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hall, a bright and airy living room featuring a characterful bay window that allows for an abundance of natural light, and a well-proportioned second reception room, ideal for use as a dining room or family room. To the rear of the property is a spacious kitchen fitted with a range of modern units, providing ample storage and worktop space, complemented by a useful utility/guest WC.

The first floor offers two generously sized double bedrooms, both presented in good order and serviced by a large family bathroom with shower, providing comfortable and practical living accommodation.

Externally, the property benefits from a low-maintenance rear garden with pedestrian access. The garden features a patio seating area, a lawned section, a slabbed pathway, and a selection of established flower beds, creating a pleasant outdoor space suitable for both relaxation and entertaining.



This charming Victorian home combines period character with modern convenience and is ideally suited to first-time buyers, professionals, or investors seeking a centrally located property.

LOCATION

Spring Street is a well-established residential location in central Rugby, ideally positioned just a few minutes' walk from the town centre and Rugby's mainline railway station.

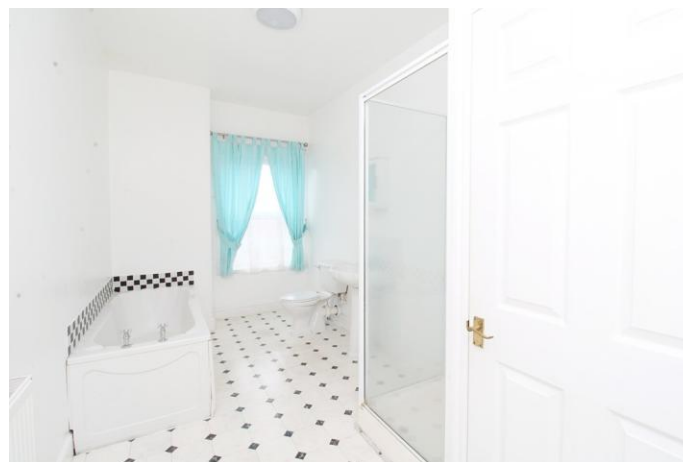
Rugby town centre offers a diverse selection of both high street and independent retailers, along with an excellent range of bistros, restaurants, and coffee shops-providing a vibrant and convenient lifestyle on your doorstep. The area is also renowned for its exceptional educational facilities, including the prestigious Lawrence Sheriff Grammar School for Boys and the world-famous Rugby School, both of which are within a ten-minute walk of the property. Rugby High School for Girls and a wide selection of state and independent schools are also easily accessible just a short drive away.

The town enjoys superb transport connectivity. Rugby Railway Station is located just a three-minute walk from the property, offering direct high-speed services to London Euston in approximately 50 minutes. For motorists, the location is equally convenient, with excellent access to the M45, M1, M6, and M40 motorway networks, providing fast and easy routes to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton.



This prime central location combines convenience, connectivity, and community-making it an ideal setting for both commuters and families alike.





GROUND FLOOR

ENTRANCE HALL

2' 8" x 12' 10" (0.81m x 3.91m)

LIVING ROOM

13' 3" x 9' 8" (4.04m x 2.95m)

DINING ROOM

11' 2" x 12' 10" (3.4m x 3.91m)

KITCHEN

7' 2" x 14' 1" (2.18m x 4.29m)

UTILITY ROOM/GUEST WC

7' 10" x 4' 6" (2.39m x 1.37m)

FIRST FLOOR

MASTER BEDROOM

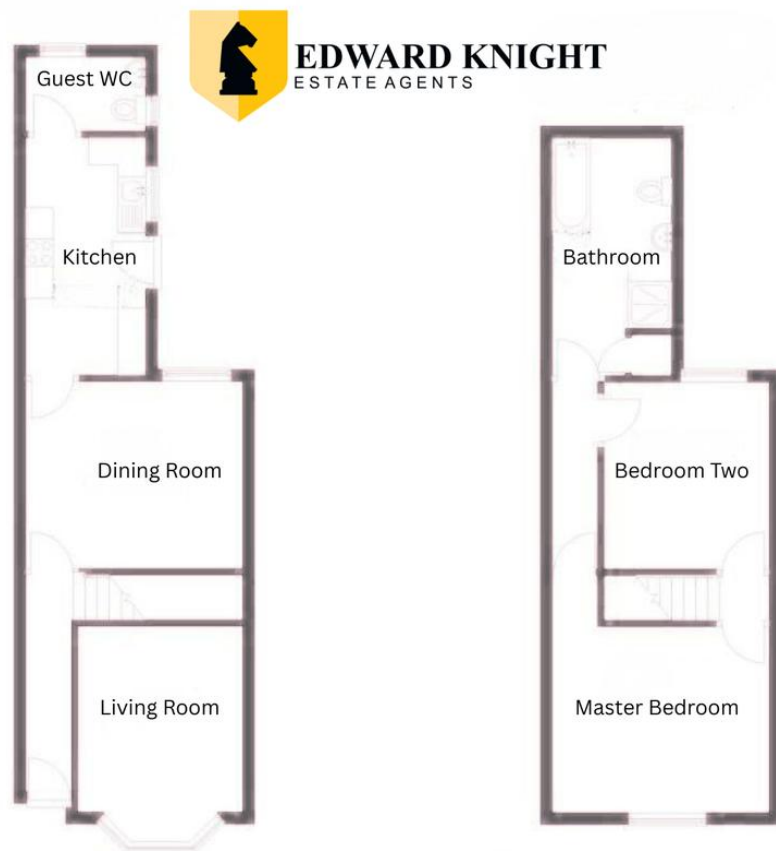
11' 3" x 13' 2" (3.43m x 4.01m)

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m)

FAMILY BATHROOM

7' 3" x 12' 10" (2.21m x 3.91m)



EDWARD KNIGHT
ESTATE AGENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		