



**EDWARD KNIGHT**  
ESTATE AGENTS

72 VICTORIA STREET, RUGBY, CV21 2HW

£175,000





### PROPERTY SUMMARY

We are delighted to offer this attractive two-bedroom Victorian terraced home, perfect for first-time buyers and investors alike. Offered to the market with no onward chain, this property combines character, practicality, and excellent investment potential.

The ground floor features a entrance hall leading to a spacious living room/dining room, ideal for entertaining or family living. The fitted kitchen offers ample storage and workspace, completing the downstairs accommodation.

Upstairs, there are two generously sized bedrooms, complemented by a well-appointed family bathroom with a three-piece suite.

Outside, the property enjoys a rear garden, which has lawn and patio areas, providing an outdoor space for entertaining.

Located in a popular and well-established residential area, this home offers a fantastic opportunity for first time buyers or investors.

Viewing is highly recommended and available strictly by prior appointment through Edward Knight Estate Agents, Regent Street Office.

### LOCATION

The property is superbly located within comfortable walking distance of Rugby town centre, offering an excellent mix of High Street brands and independent retailers, as well as a wide choice of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and provides frequent direct services to London Euston in under 50 minutes, making this an ideal location for commuters.



The property benefits from excellent transport links, with easy access to major road networks including the M6, M1, A5, and A45, allowing for convenient travel throughout the region. The area is well served by a range of junior and senior schools, including the highly regarded Lawrence Sheriff Secondary School, which is just a short walk away. Rugby railway station is approximately 1.7 miles away, Elliott's Field Retail Park is around 1.2 miles away, and M6 Junction 1 is approximately 5 miles from the property.

**ENTRANCE HALL**

13' 2" x 2' 6" (4.01m x 0.76m)

**LIVING/DINING ROOM**

24' 0" x 10' 4" (7.32m x 3.15m)

**KITCHEN**

10' 3" x 7' 2" (3.12m x 2.18m)

**LANDING**

11' 2" x 4' 9" (3.4m x 1.45m)

**BEDROOM ONE**

13' 9" x 9' 9" (4.19m x 2.97m)

**BEDROOM TWO**

11' 2" x 8' 3" (3.4m x 2.51m)

**BATHROOM**

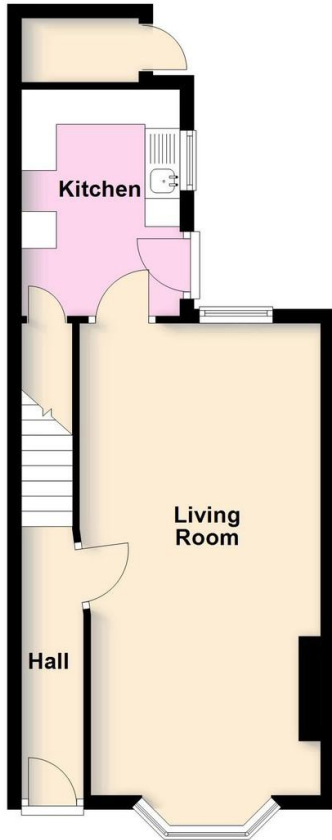
8' 3" x 7' 2" (2.51m x 2.18m)







**Ground Floor**  
Approx. 38.4 sq. metres (413.3 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 74.9 sq. metres (805.7 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		76 C
55-68	D	64 D	
39-54	E		
21-38	F		