



**EDWARD KNIGHT**  
ESTATE AGENTS

16 CORBETT STREET, RUGBY, WARCS, CV21 3NT

£200,000





## PROPERTY SUMMARY

A superb two bedroom mid terrace property located within walking distance of Rugby town centre and railway station. The well presented accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen/breakfast room, two bedrooms & refitted first floor bathroom with shower. Further benefits include: uPVC double glazed windows, gas fired central heating and a good size rear garden.

## ENTRANCE PORCH

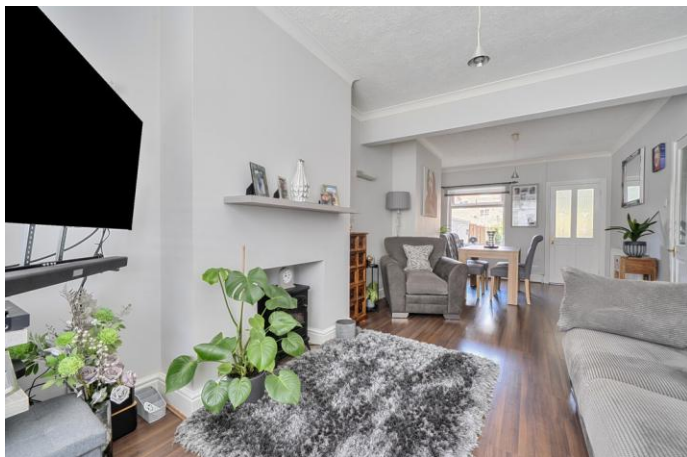
Enter via a timber panel entrance door. With glazed door to:

## ENTRANCE HALL

With wood effect laminate floor. Dado rail. Stairs rising to the first floor. Radiator. Door to:

## LOUNGE/DINING ROOM

With uPVC double glazed square bay window to the front aspect. uPVC double glazed window to the rear aspect. Wood effect laminate floor. Two radiator. Television and telephone points. Coving. Door to:



## KITCHEN/BREAKFAST ROOM

With a refitted range of eye and base level units surmounted by roll-edge worksurfaces. Inset one and a half bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in oven, electric hob and extractor fan. Space and plumbing for washing machine and fridge freezer. Tiled floor. Radiator. Wall mounted gas fired Worcester combination boiler.

Built-in understairs cupboard with electric consumer unit and shelving. uPVC double glazed windows to the side and rear aspects. uPVC door to the side aspect.

## LANDING

With access to loft space. Built-in cupboard. Doors to further first floor accommodation.

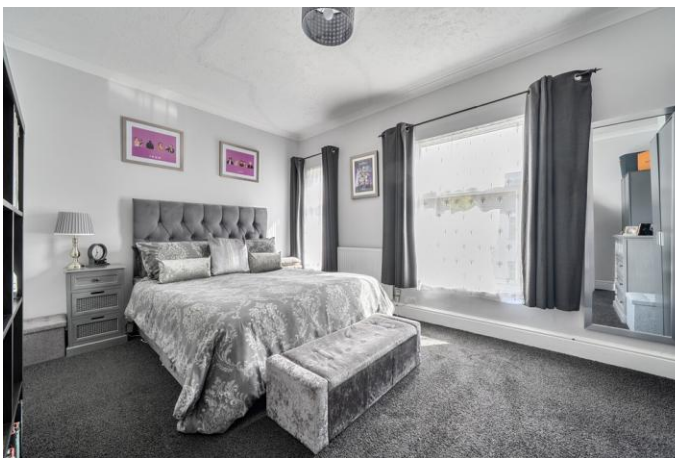
## BEDROOM ONE

With two uPVC double glazed windows to the front aspect. Radiator. Coving.

## BEDROOM TWO

With a uPVC double glazed window to the rear aspect. Radiator. Coving.







## BATHROOM

With an obscure uPVC double glazed window to the rear aspect. Suite comprising: corner bath with separate taps, fully tiled shower cubicle, low level toilet and pedestal wash hand basin. Tiling to splashback areas. Radiator.

## FRONT GARDEN

Low maintenance fore garden retained by brick walls and an iron gate.



## REAR GARDEN

Good size garden including gravelled patio and laid to lawn area with wood mulch borders. Courtesy light. Cold water tap. Enclosed by brick walls and timber fencing. Access down the side of the property.

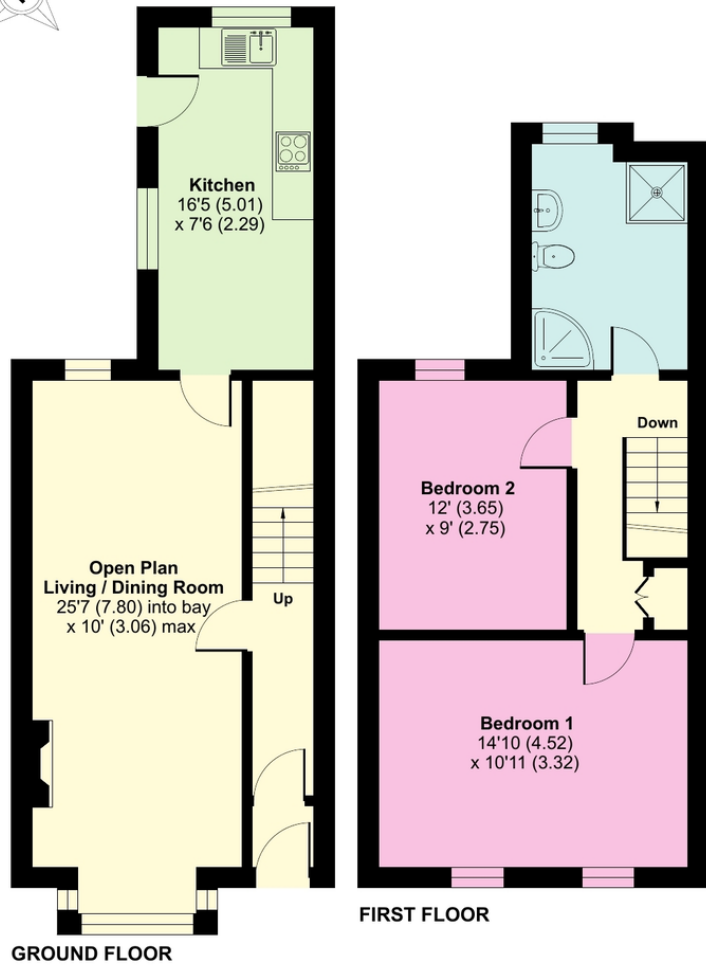
## COUNCIL TAX

Band A



# Corbett Street, Rugby, CV21

Approximate Area = 883 sq ft / 82 sq m  
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	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). © richcom 2026. EDWARD KNIGHT ESTATE AGENTS Produced for Edward Knight. REF: 1441813