



EDWARD KNIGHT
ESTATE AGENTS

33 CHARLOTTE STREET, RUGBY, CV21 3HB

OFFERS OVER £160,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to bring to the market this well-proportioned two-bedroom property, ideally located within close proximity to Rugby Town Centre and the railway station, offering excellent access to local amenities and transport links.

While the property would benefit from a scheme of updating and modernisation, it presents a superb opportunity for purchasers to enhance and personalise the accommodation to their own tastes and requirements.

In brief, the ground floor accommodation comprises an inviting entrance hall, leading to two separate reception rooms which provide flexible living and dining spaces. There is also a fitted kitchen and the added benefit of a cellar, offering useful storage or potential for further development, subject to the necessary permissions.

To the first floor, the property features two generously sized double bedrooms, along with a well-appointed family bathroom.

Externally, the property boasts an enclosed rear garden, providing a private and manageable outdoor space.

The property is offered to the market with no onward chain, allowing for a smoother and potentially quicker transaction.



LOCATION

The property is ideally situated within comfortable walking distance of Rugby Town Centre, offering convenient access to a wide range of shopping facilities, leisure amenities, and everyday services. The town centre itself provides an appealing mix of high street retailers and independent outlets, alongside a diverse selection of bistros, restaurants, and coffee shops.

The location is particularly well-suited for families, with highly regarded educational establishments nearby, including Lawrence Sheriff School and the internationally renowned Rugby School, both of which are within approximately a ten-minute walk. Rugby High School is also easily accessible, along with a variety of other well-regarded state and independent schools located within a short drive.

Rugby is well positioned for commuters, benefiting from excellent transport connections. The property lies just a five-minute walk from Rugby railway station, which offers direct services to London Euston in approximately 50 minutes. In addition, the area provides straightforward access to major road networks including the M45, M1, M6, and M40, facilitating convenient travel to nearby centres such as Birmingham, Coventry, Leamington Spa, and Northampton.





ENTRANCE HALL

12' 1" x 2' 1" (3.68m x 0.64m)

LOUNGE

11' 1" x 10' 1" (3.38m x 3.07m)

DINING ROOM

12' 1" x 11' 1" (3.68m x 3.38m)

KITCHEN

18' 1" x 6' 1" (5.51m x 1.85m)

CELLAR

FIRST FLOOR

BEDROOM

13' 1" x 11' 1" (3.99m x 3.38m)

BEDROOM

11' 1" x 10' 1" (3.38m x 3.07m)

BATHROOM

7' 0" x 7' 0" (2.13m x 2.13m)

Ground Floor

Approx. 43.4 sq. metres (467.0 sq. feet)
(excluding unnamed room)



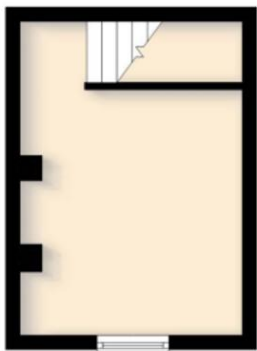
First Floor

Approx. 38.4 sq. metres (413.5 sq. feet)



Basement

Approx. 13.5 sq. metres (145.3 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 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		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		