



EDWARD KNIGHT
ESTATE AGENTS

86 CAMPBELL STREET, NEW BILTON, RUGBY, CV21 2HZ

OFFERS OVER £155,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present to the market this excellent opportunity for both first-time buyers and investors to acquire a charming two-bedroom Victorian terraced home, available with the added benefit of no onward chain.

This characterful residence offers well-proportioned accommodation throughout. The ground floor comprises two inviting reception rooms, each featuring traditional fireplaces that enhance the property's period appeal, along with a compact yet functional rear kitchen. To the first floor, there are two generous double bedrooms complemented by a spacious family bathroom, which has been updated to include a newly installed wall-mounted combination boiler.

Externally, the home enjoys a low-maintenance, gated, and walled frontage, while to the rear lies a private courtyard-style garden, complete with useful brick-built outbuildings and gated access.

Situated within a popular and established residential location, this property provides an affordable entry point into the market and represents an attractive investment prospect with strong rental potential.

Viewings are strictly by prior appointment through Edward Knight Estate Agents, Regent Street office.

LOCATION

This property enjoys an ideal location within walking distance of Rugby town centre, offering a variety of High Street shops alongside independent retailers. Residents can also take advantage of numerous bars, restaurants, and leisure amenities nearby. Rugby



railway station is conveniently close, providing frequent services to London Euston with a journey time of under 50 minutes.

The property benefits from excellent road connectivity, with easy access to major routes including the M6, M1, A5, and A45. Families will appreciate the proximity to a range of schooling options, including Lawrence Sheriff Secondary School, just a short stroll away.

Rugby railway station – approx. 1.7 miles

Elliots Field Retail Park – approx. 1.2 miles

M6 Junction 1 – approx. 5 miles

LIVING ROOM

12' 10" x 10' 7" (3.91m x 3.23m)

DINING ROOM

12' 10" x 13' 10" (3.91m x 4.22m)

KITCHEN

8' 11" x 6' 0" (2.72m x 1.83m)

FIRST FLOOR

MASTER BEDROOM

12' 10" x 10' 5" (3.91m x 3.18m)

BEDROOM TWO

9' 7" x 12' 6" (2.92m x 3.81m)

FAMILY BATHROOM

5' 7" x 9' 7" (1.7m x 2.92m)









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		