



EDWARD KNIGHT  
ESTATE AGENTS

12 LITTLE CHURCH STREET, RUGBY, CV21 3AW

£275,000





## PROPERTY SUMMARY

Positioned on a quiet, centrally located street just off Hillmorton Road, this well-presented home is offered to the market with no onward chain and represents an excellent opportunity for first-time buyers, growing families or investors.

The accommodation is well maintained and thoughtfully arranged. An inviting entrance hall leads to a front reception room, while a separate dining room provides an ideal space for entertaining and family dining. To the rear, the refitted kitchen is fitted with a range of modern units, further benefiting from the convenience of a ground-floor guest WC. The upper floor offers three generous double bedrooms, all served by a modern family bathroom. Outside, the rear garden is predominantly laid to lawn and providing an excellent outdoor space.

This appealing no-chain property is available to view strictly by appointment through Edward Knight's Regent Street office.



## LOCATION

Little Church Street enjoys a prime position in the heart of central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road



links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making Wood Street a standout choice for a wide range of discerning buyers.





**LIVING ROOM**

12' 9" x 12' 1" (3.89m x 3.68m)

**DINING ROOM**

12' 9" x 12' 3" (3.89m x 3.73m)

**KITCHEN**

9' 1" x 15' 1" (2.77m x 4.6m)

**TOILET/W.C**

6' 0" x 7' 2" (1.83m x 2.18m)

**BASEMENT**

9' 6" x 11' 5" (2.9m x 3.48m)

**MASTER BEDROOM**

16' 2" x 15' 9" (4.93m x 4.8m)

**BEDROOM TWO**

12' 9" x 9' 5" (3.89m x 2.87m)

**BEDROOM THREE**

9' 6" x 10' 1" (2.9m x 3.07m)

**BATHROOM**

9' 5" x 6' 5" (2.87m x 1.96m)



