



**EDWARD KNIGHT**  
ESTATE AGENTS

69 VICTORIA STREET, RUGBY, CV21 2HN

£170,000







## PROPERTY SUMMARY

We are delighted to offer for sale this well immaculate, two bedroom terraced property situated within Rugby's Town Centre, this property would be ideal for commuters being just a short walk away from Rugby's Train Station.

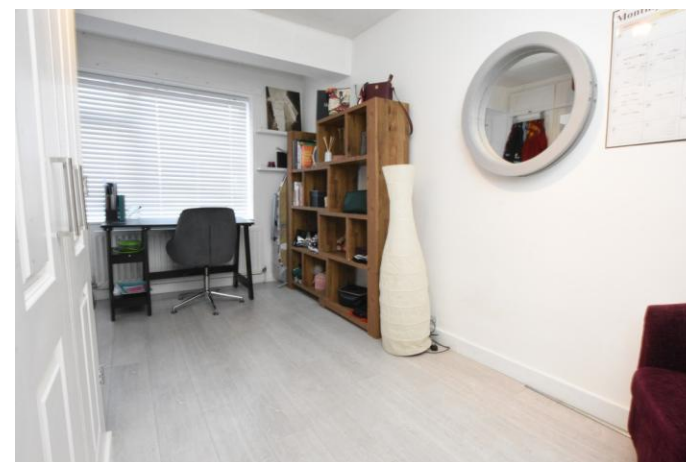
In brief, the accommodation comprises of an entrance hall, spacious living/dining room, fitted kitchen, and bathroom and to the first floor there are two well proportioned bedrooms. Externally, the property benefits from a decked garden, perfect for outdoor dining.

Viewing is highly recommended please call Edward Knight's Rugby offices to book an appointment.



## LOCATION

The property is perfectly located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby that include Lawrence Sheriff Secondary School being just a short walk away.



Rugby railway station – approximately 1.7 miles  
 Elliotts Field Retail Park – approximately 1.2 mile  
 M6 Junction 1 – approximately 5 miles

#### LIVING/DINING ROOM

26' 9" x 11' 2" (8.15m x 3.4m)

#### KITCHEN

16' 4" x 6' 4" (4.98m x 1.93m)

#### BATHROOM

7' 6" x 7' 0" (2.29m x 2.13m)

#### BEDROOM TWO

14' 1" x 8' 2" (4.29m x 2.49m)

#### BEDROOM ONE

11' 2" x 11' 8" (3.4m x 3.56m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		