



EDWARD KNIGHT
ESTATE AGENTS

18 CHARLOTTE STREET, RUGBY, CV21 3HB

£184,750





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this fully refurbished, two-bedroom home, offered to the market with no onward chain. Thoughtfully modernised throughout, the property features a brand-new open-plan kitchen/breakfast room complete with integrated appliances, newly installed gas combination boiler and up to date EPC rating C.

Ideally situated within walking distance of Rugby Railway Station, this centrally located home is perfect for first-time buyers, investors, or commuters seeking convenience without compromising on style.

The well-proportioned accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge/dining room, a sleek modern kitchen/breakfast area, and access to a useful cellar. Upstairs, you'll find two generous double bedrooms and a beautifully appointed bathroom with a contemporary three-piece suite.

Further benefits include full rewiring, double glazing throughout, gas central heating via the new boiler and new carpets throughout. To the rear, the property boasts a private, low-maintenance garden-an ideal space for entertaining or unwinding.

This is a move-in ready home offering modern living in a highly accessible location-an excellent opportunity not to be missed.

LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.



Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.

ENTRANCE HALL

DINING AREA

11' 1" x 10' 11" (3.38m x 3.33m)

LIVING AREA

10' 6" x 9' 11" (3.2m x 3.02m)

KITCHEN/BREAKFAST ROOM

18' 7" x 6' 11" (5.66m x 2.11m)

LANDING

BEDROOM ONE

14' 1" x 10' 5" (4.29m x 3.18m)

BEDROOM TWO

10' 11" x 8' 8" (3.33m x 2.64m)

BATHROOM

10' 1" x 6' 11" (3.07m x 2.11m)

CELLAR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		