



EDWARD KNIGHT
ESTATE AGENTS

18 ARNOLD STREET, RUGBY, CV21 3HD

£214,950





PROPERTY SUMMARY

We are delighted to offer to the market, this traditional Victorian spacious two-bedroom end-terrace property, ideally located in the heart of Rugby town centre, just a short walk from the railway station-making it an excellent choice for commuters and families alike.

This well-maintained home boasts the rare advantage of off-road parking for 2/3 Vehicles, a highly sought-after feature in this central location. Internally, the property offers a well-balanced layout with generous room proportions throughout.

The accommodation comprises an entrance hall, a bright and comfortable lounge to the front featuring a fitted log burner, and a separate dining room offering a versatile space for family meals or entertaining. The adjoining kitchen is well-appointed and provides direct access to a utility room, a cellar, and a generously sized rear garden. Upstairs, the first floor includes two well-proportioned bedrooms and is complemented by a modern family bathroom. Additionally, there is access via a loft ladder to a spacious, fully boarded loft equipped with power, lighting, and window



This property presents a fantastic opportunity for first-time buyers, investors, or anyone seeking a conveniently located and spacious home, complete with ample off-road parking.

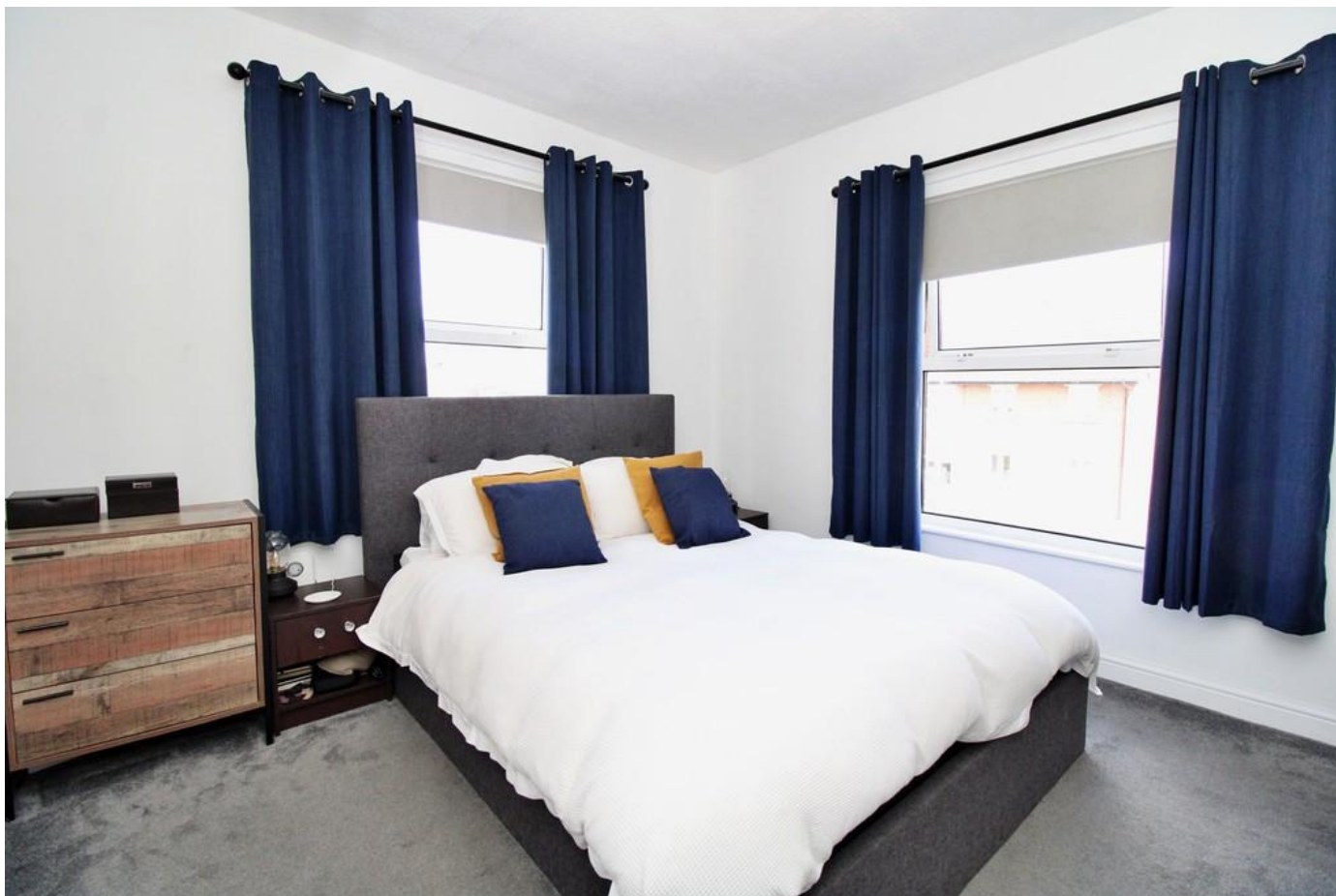
LOCATION

Arnold Street is a highly sought-after and well-established residential location in central Rugby, ideally positioned just a few minutes' walk from the town centre and Rugby's mainline railway station.

Rugby town centre offers a diverse selection of both high street and independent retailers, along with an excellent range of bistros, restaurants, and coffee shops-providing a vibrant and convenient lifestyle on your doorstep. The area is also renowned for its exceptional educational facilities, including the prestigious Lawrence Sheriff Grammar School for Boys and the world-famous Rugby School, both of which are within a ten-minute walk of the property. Rugby High School for Girls and a wide selection of state and independent schools are also easily accessible just a short drive away.

The town enjoys superb transport connectivity. Rugby Railway Station is located just a three-minute walk from the property, offering direct high-speed services to London Euston in approximately 50 minutes. For motorists, the location is equally convenient, with excellent access to the M45, M1, M6, and M40 motorway networks, providing fast and easy routes to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton.

This prime central location combines convenience, connectivity, and community-making it an ideal setting for both commuters and families alike.







GROUND FLOOR

LIVING ROOM

10' 11" x 13' 04" (3.33m x 4.06m)

DINING ROOM

10' 10" x 9' 9" (3.3m x 2.97m)

KITCHEN

13' 3" x 9' 5" (4.04m x 2.87m)

UTILITY ROOM

6' 2" x 6' 1" (1.88m x 1.85m)

CELLAR

11' 7" x 6' 7" (3.53m x 2.01m)

FIRST FLOOR

BEDROOM ONE

10' 10" x 12' 10" (3.3m x 3.91m)

BEDROOM TWO

13' 4" x 6' 4" (4.06m x 1.93m)

BATHROOM

11' 1" x 6' 7" (3.38m x 2.01m)

LOFT SPACE

11' 8" x 10' 0" (3.56m x 3.05m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		