



EDWARD KNIGHT
ESTATE AGENTS

179 ABBEY STREET, RUGBY, CV21 3LW

£250,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this four-bedroom semi-detached property, ideally located in the heart of Rugby's town centre. Perfect for commuters, this home is just a one-minute walk from Rugby's mainline train station, offering direct links to London and beyond.

The accommodation briefly comprises a welcoming living room, dining room, fitted kitchen/breakfast room, and a downstairs W.C. Upstairs, the first floor boasts four well proportioned bedrooms and family bathroom. Externally, the property benefits from a good sized rear garden with paved patio area ideal for relaxing or entertaining.

Early viewing is highly recommended and strictly by appointment through Edward Knight Estate Agents, Regent Street office.



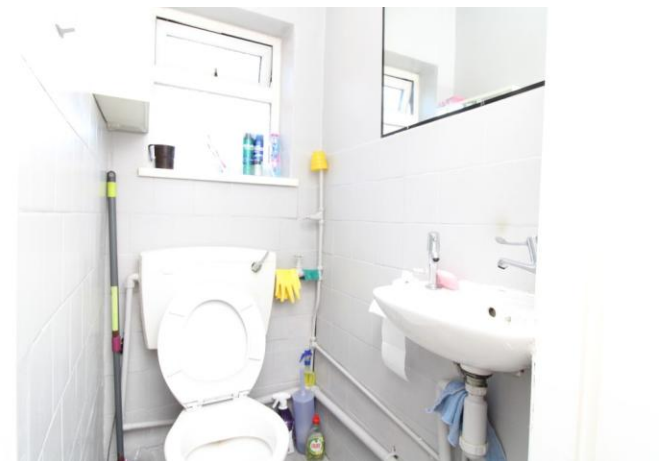
PROPERTY LOCATION

This well-located property is just a short walk from Rugby's vibrant town centre, offering a mix of high street brands, independent boutiques, leisure facilities, and a wide variety of bistros, restaurants, and coffee shops-perfect for modern urban living.

Families will benefit from access to outstanding education. The highly regarded Lawrence Sheriff Grammar School for Boys and the internationally renowned Rugby School are both within a ten-minute walk. Rugby High School for Girls, along with an excellent choice of state and independent schools, are also easily accessible by car.

For commuters, the location is second to none. Rugby Railway Station is just a one-minute walk away, providing direct services to London Euston in under 50 minutes. The property also enjoys superb connectivity to the M1, M6, M45, and M40 motorway networks, allowing for convenient travel to Birmingham, Coventry, Leamington Spa, and Northampton.





**ENTRANCE HALL**

13' 2" x 5' 3" (4.01m x 1.6m)

LOUNGE

12' 9" x 11' 3" (3.89m x 3.43m)

DINING ROOM

10' 8" x 10' 6" (3.25m x 3.2m)

KITCHEN/BREAKFAST ROOM

15' 8" x 7' 5" (4.78m x 2.26m)

LOBBY

2' 10" x 2' 3" (0.86m x 0.69m)

BATHROOM

9' 6" x 6' 1" (2.9m x 1.85m)

LEAN TO

13' 10" x 8' 2" (4.22m x 2.49m)

LANDING

11' 1" x 2' 3" (3.38m x 0.69m)

BEDROOM ONE

11' 5" x 10' 9" (3.48m x 3.28m)

BEDROOM TWO

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

BEDROOM THREE

9' 7" x 6' 10" (2.92m x 2.08m)

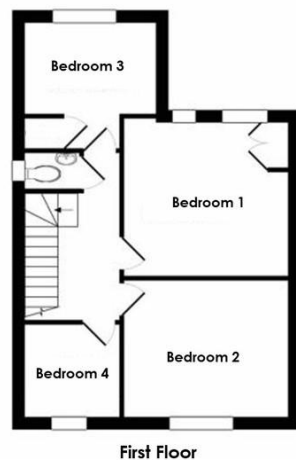
BEDROOM FOUR

6' 7" x 6' 5" (2.01m x 1.96m)

WC

3' 6" x 2' 6" (1.07m x 0.76m)





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		