



EDWARD KNIGHT
ESTATE AGENTS

23 ARNOLD STREET, RUGBY, CV21 3HD

£259,950





PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to present for sale this attractive and immaculately presented three-bedroom Victorian terraced residence, perfectly situated on a quiet and highly sought-after street just moments from the vibrant Rugby town centre. Offered to the market with no onward chain, this charming period property provides an excellent opportunity for buyers seeking a seamless and hassle-free purchase.

Lovingly maintained and thoughtfully modernised throughout, this character-filled home beautifully blends traditional architectural features with contemporary comforts. A standout feature is the well-established, mature rear garden, which provides a private and tranquil outdoor retreat. Equally rare for the area is the inclusion of a garage with direct access from Arnold Street, delivering both convenience and added practicality in this central location.

The ground floor accommodation is generously proportioned, providing versatile living space suited to modern family life. The welcoming and spacious front lounge is flooded with natural light, flowing gracefully into a separate dining room—an ideal setting for both formal entertaining and casual family meals. The kitchen is comprehensively fitted with quality units, including a new oven, and seamlessly connects to a functional utility area and a convenient downstairs cloakroom/WC, enhancing everyday usability.

Beyond the main living areas, the property also benefits from a basement, offering valuable additional storage space or potential for conversion subject to relevant permissions, adding to the flexibility this home affords.

Ascending to the first floor, three well-appointed bedrooms await, with the master bedroom boasting a private en suite shower room. The remaining bedrooms are served by a stylishly modernised family bathroom, finished to a high standard and designed to



comfortably accommodate the needs of a growing family or visiting guests.

Additional benefits include a new central heating system, gas central heating, double glazing, and an enviable location offering easy access to Rugby's town centre, railway station, and a broad range of local amenities.

Externally, the property enjoys a low-maintenance front garden with secure gated access, while the private rear garden stands out as a true highlight-beautifully landscaped with mature borders, two distinct patio areas, and ample space perfect for alfresco dining, entertaining, or peaceful relaxation.

This exceptional property seamlessly combines period charm, modern convenience, outdoor living space, secure parking, and valuable additional storage, all presented in pristine condition within one of Rugby's most desirable residential enclaves.

LOCATION

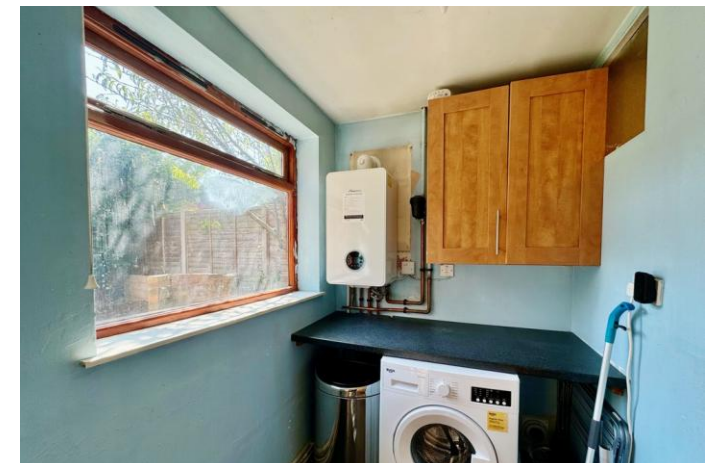
Arnold Street is a highly sought-after and well-established residential location in central Rugby, ideally positioned just a few minutes' walk from the town centre and Rugby's mainline railway station.

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.







ENTRANCE HALL

3' 1" x 23' 4" (0.94m x 7.11m)

LIVING ROOM

13' 2" x 12' 1" (4.01m x 3.68m)

DINING ROOM

13' 5" x 9' 10" (4.09m x 3m)

CELLAR

13' 2" x 11' 9" (4.01m x 3.58m)

KITCHEN

10' 10" x 9' 2" (3.3m x 2.79m)

REAR LOBBY

8' 7" x 2' 7" (2.62m x 0.79m)

UTILITY ROOM

5' 6" x 6' 2" (1.68m x 1.88m)

W.C

2' 9" x 6' (0.84m x 1.83m)

FAMILY BATHROOM

12' 9" x 4' 9" (3.89m x 1.45m)

MASTER BEDROOM

15' 8" x 12' (4.78m x 3.66m)

ENSUITE

3' 7" x 6' 2" (1.09m x 1.88m)

BEDROOM TWO

10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM THREE

7' 8" x 9' 8" (2.34m x 2.95m)

OUT HOUSE

9' 7" x 10' 1" (2.92m x 3.07m)

GARAGE

16' 2" x 9' 7" (4.93m x 2.92m)

COUNCIL TAX

Band A



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		