



EDWARD KNIGHT
ESTATE AGENTS

88 NEW STREET, NEW BILTON , RUGBY, CV22 7BE

£200,000





PROPERTY SUMMARY

Nestled on a quiet and peaceful cul-de-sac to the southwest of Rugby Town Centre, this particularly attractive Victorian home offers a delightful blend of classic period features and modern convenience. Tucked away from the hustle and bustle yet within easy reach of excellent transport links-including the A45, A14, A5, M6, and M1-this beautifully presented property is ideally located for both commuting and quiet family living.

Stepping through the welcoming storm porch and into the entrance hall, visitors are immediately introduced to the home's warmth and character. The property opens up into a generous open-plan lounge and dining area, where the standout feature is an elegant, large bay window that fills the space with natural light. This expansive living area is ideal for both relaxing and entertaining, enhanced by a working multi-fuel burner installed in 2022, adding a cosy and efficient heat source. French doors at the rear invite the outside in, seamlessly connecting the interior to the garden beyond.



The kitchen has been tastefully refitted to blend function with style. With a full range of modern wall and base units, ample worktop space, and integrated appliances including an electric oven and hob, it also accommodates plumbing for both a washing machine and dishwasher. Ceramic tile flooring and thoughtfully designed storage solutions, including an under-stairs cupboard, add to the practicality of this well-appointed space.

Also on the ground floor is a neatly designed family bathroom featuring a full-size bath with mixer shower, a pedestal basin, and a close-coupled WC.

Upstairs, the property continues to impress with three generously proportioned bedrooms. The principal bedroom at the front is a standout space, bathed in natural light from dual windows and further enhanced by a charming cast iron fireplace and built-in wardrobes. The two additional bedrooms are equally well-proportioned, both offering peaceful rear views of the garden and featuring their own characterful details, including another cast iron fireplace.

Throughout the home, original period charm is lovingly preserved-evident in the feature fireplaces, picture rails, and tall ceilings-while double-glazed windows and gas central heating ensure comfort and efficiency year-round.

A true highlight of this property is the exceptional rear garden, extending over 80 feet and offering an oasis of tranquility and space rarely found in similar homes. Facing west, the garden enjoys long hours of afternoon and evening sunshine, making it an idyllic setting for outdoor dining, gardening, or simply relaxing in the fresh air. A patio area near the house provides the perfect spot for summer entertaining, while a large lawn stretches out beyond.



Completing the property is a low-maintenance front garden that provides a neat and welcoming entrance, while a side gate offers convenient pedestrian access to the rear.







LOCATION

This property enjoys an ideal location within walking distance of Rugby town centre, offering a variety of High Street shops alongside independent retailers. Residents can also take advantage of numerous bars, restaurants, and leisure amenities nearby. Rugby railway station is conveniently close, providing frequent services to London Euston with a journey time of under 50 minutes.

The property benefits from excellent road connectivity, with easy access to major routes including the M6, M1, A5, and A45. Families will appreciate the proximity to a range of schooling options, including Lawrence Sheriff Secondary School, just a short stroll away.

Rugby railway station – approx. 1.7 miles

Elliot's Field Retail Park – approx. 1.2 miles

M6 Junction 1 – approx. 5 miles

ENTRANCE HALL

LIVING ROOM

13' 3" x 10' 6" (4.04m x 3.2m)

DINING ROOM

10' 7" x 11' 2" (3.23m x 3.4m)

KITCHEN

12' 1" x 7' 1" (3.68m x 2.16m)

BATHROOM

7' 8" x 5' 10" (2.34m x 1.78m)

FIRST FLOOR LANDING

MASTER BEDROOM

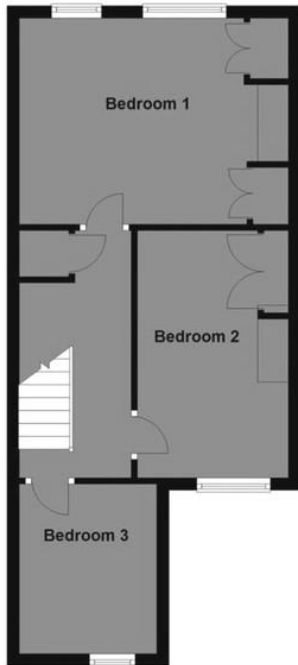
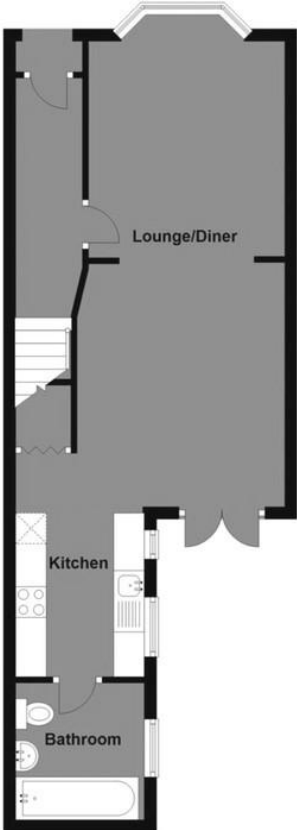
14' 3" x 11' 1" (4.34m x 3.38m)

BEDROOM TWO

11' 1" x 8' 8" (3.38m x 2.64m)

BEDROOM THREE

7' 4" x 8' 6" (2.24m x 2.59m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		