



EDWARD KNIGHT
ESTATE AGENTS

2 PARK WALK, RUGBY, CV21 2QP

OFFERS OVER £400,000





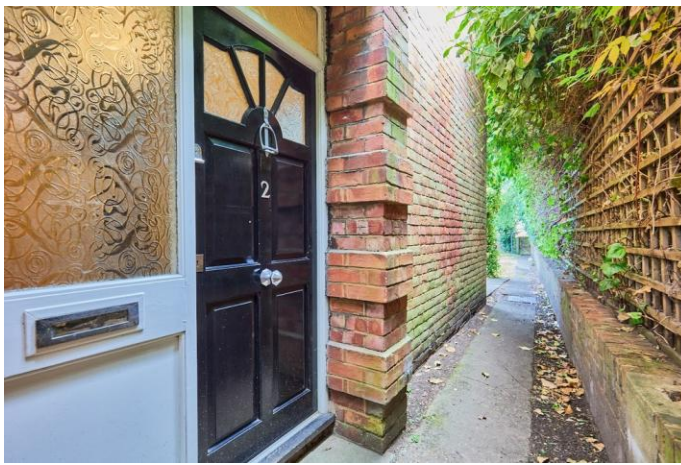
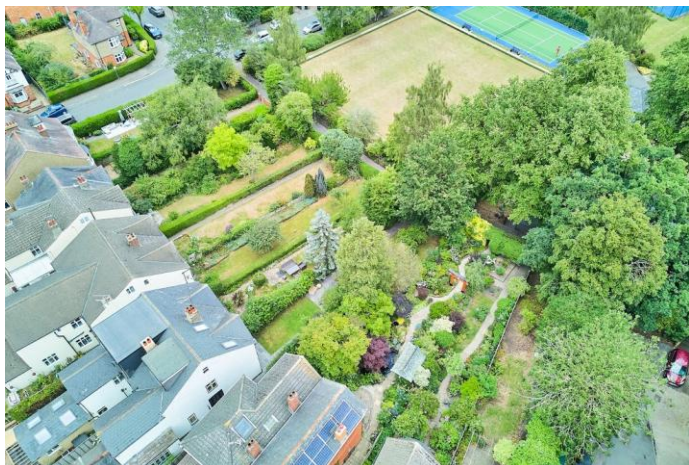
SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-presented four-bedroom detached property, situated in one of Rugby's most sought-after central locations. Overlooking the beautiful Caldecott Park and offering easy access to the town centre and railway station, this home is perfectly placed for commuters, with a direct mainline service to London Euston in under 50 minutes.

This charming home retains many original features, including elegant fireplaces and traditional sash windows, while blending in tasteful modern updates. The ground floor accommodation comprises a welcoming entrance hall with wood flooring, a spacious lounge with a feature fireplace, a refitted kitchen and dining area ideal for family living, a rear lobby, a separate utility room, and a convenient downstairs W.C.

On the first floor, there are four well-proportioned bedrooms, and a contemporary family bathroom fitted with a modern white suite. Outside, the front garden is mainly laid to lawn with mature and established borders. The rear garden features paved and gravelled seating areas, with a pathway leading to gated access at the rear where there is off-road parking for several vehicles.

Viewing is highly recommended to fully appreciate the quality and charm of this property. Offered with no onward chain, this is a rare opportunity to secure a beautiful period home in a prime location.



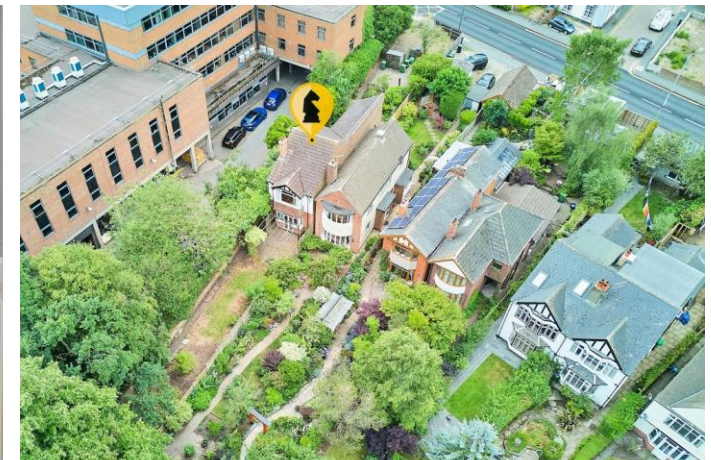
LOCATION

This property is ideally located in the heart of Rugby town centre, with picturesque views overlooking Caldecott Park. It is just a short walk from the town's main shopping areas, leisure facilities, and a wide range of local amenities. Rugby offers a blend of high street and independent retailers, along with an excellent selection of bistros, restaurants, and coffee shops.

The property is within a five-minute walk of the prestigious Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School. Rugby High School for Girls and a number of well-regarded state and independent schools are also easily accessible by car.

Rugby boasts excellent transport links, making it an ideal location for commuters. Rugby Railway Station is just a five-minute walk away, offering direct trains to London Euston in under 50 minutes. The town is also well-connected by road, with the M1, M6, M40, and M45 motorways all within easy reach, providing convenient access to nearby towns and cities including Birmingham, Coventry, Leamington Spa, and Northampton.







ENTRANCE HALL

15' 1" x 8' 1" (4.6m x 2.46m)

LOUNGE

16' 1" x 15' 1" (4.9m x 4.6m)

DINING AREA

15' 1" x 12' 1" (4.6m x 3.68m)

KITCHEN AREA

15' 0" x 9' 5" (4.57m x 2.87m)

REAR LOBBY

9' 1" x 4' 10" (2.77m x 1.47m)

UTILITY ROOM

6' 0" x 5' 1" (1.83m x 1.55m)

WC

7' 0" x 2' 10" (2.13m x 0.86m)

BEDROOM

16' 0" x 15' 0" (4.88m x 4.57m)

BEDROOM

11' 8" x 11' 8" (3.56m x 3.56m)

BEDROOM

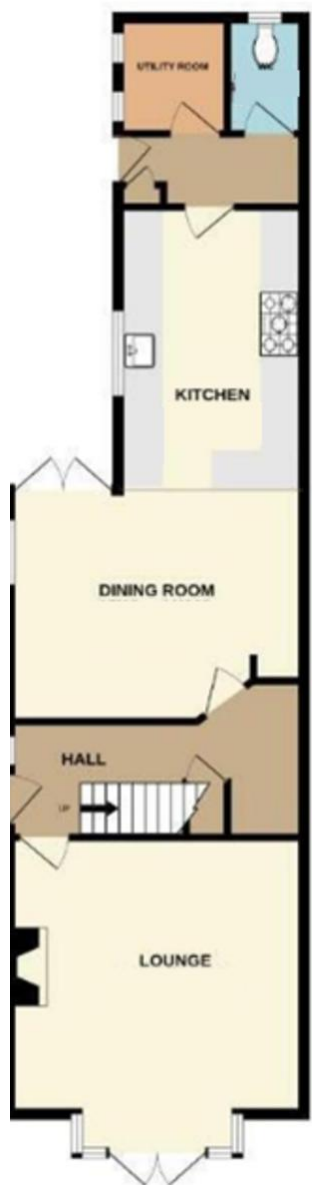
9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM

9' 10" x 6' 10" (3m x 2.08m)

BATHROOM





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		