



EDWARD KNIGHT
ESTATE AGENTS

89 CRAVEN ROAD, RUGBY, CV21 3JZ

£225,000





PROPERTY SUMMARY

Offered to the market with no onward chain, this traditional and deceptively spacious three-bedroom mid-terrace property is 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.

The accommodation comprises an entrance hall, a living/dining room to the front with ample space for relaxation. The adjoining kitchen/breakfast room is well-appointed and offers direct access to the rear garden, creating a seamless flow between indoor and outdoor living.

Upstairs, the first floor features three well-sized bedrooms and is further enhanced by a particularly large, refitted four-piece family bathroom, complete with a separate shower enclosure, bath, wash basin, and WC-offering both functionality and comfort for busy family life.

Further benefits include uPVC double glazing and gas-fired central heating throughout, ensuring energy efficiency and year-round comfort.

To the rear, the property enjoys a garden and outbuildings.

This property presents a fantastic opportunity for first-time buyers, investors, or anyone seeking a conveniently located and spacious home and sold with the added advantage of no onward chain.

PROPERTY LOCATION

Craven Road enjoys a prime position in the heart of



central Rugby, offering exceptional convenience for both commuters and local residents. This sought-after residential area is ideally situated within a short walking distance of Rugby town centre, where a wide array of shopping facilities, including well-known high street retailers and independent boutiques, can be found. The area also boasts an impressive selection of bistros, restaurants, and artisan coffee shops, making it a vibrant and desirable place to live.

The property is particularly well-positioned for families seeking access to excellent educational institutions. Within a ten-minute walk lies the highly regarded Lawrence Sheriff School for boys, as well as the prestigious Rugby School – renowned globally for its academic excellence and historical significance. Rugby High School for girls, along with a broad selection of well-rated state and independent schools, is also easily accessible within a short drive from the town centre.

Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the town benefits from excellent connectivity to the national motorway network, with the M1, M6, M40 and M45 all within easy reach. These road links offer quick and convenient access to key regional destinations including Birmingham, Coventry, Northampton, and Leamington Spa.

This central location successfully combines the charm of a historic market town with modern connectivity and educational excellence, making



Craven Road a standout choice for a wide range of discerning buyers.

ENTRANCE HALL

14' 10" x 2' 8" (4.52m x 0.81m)

LOUNGE/DINING ROOM

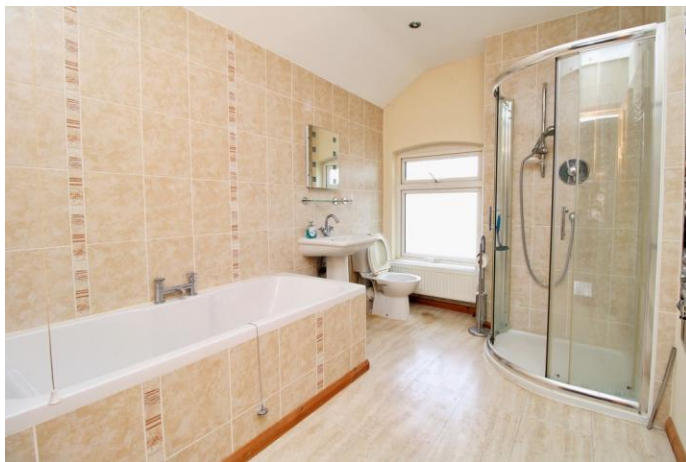
28' 1" x 10' 8" (8.56m x 3.25m)

KITCHEN/BREAKFAST ROOM

19' 8" x 7' 4" (5.99m x 2.24m)







LANDING

12' 10" x 5' 1" (3.91m x 1.55m)

BEDROOM ONE

16' 10" x 15' 5" (5.13m x 4.7m)

BEDROOM TWO

12' 3" x 11' 10" (3.73m x 3.61m)

BEDROOM THREE

13' 0" x 8' 1" (3.96m x 2.46m)

BATHROOM

10' 6" x 7' 3" (3.2m x 2.21m)



Ground Floor
Approx. 56.0 sq. metres (602.8 sq. feet)



First Floor
Approx. 62.4 sq. metres (671.5 sq. feet)



Total area: approx. 118.4 sq. metres (1274.3 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		