



EDWARD KNIGHT
ESTATE AGENTS

76 NEWBOLD ROAD, RUGBY, CV21 2NQ

GUIDE PRICE £170,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom semi detached property close to Rugby Town Centre and Rugby Railway Station. In brief the property comprises of entrance hall, separate lounge and dining room, kitchen and ground floor W.C. To the first there are three well proportioned bedrooms and a bathroom. Externally there are garden to the front and rear which are in need of cultivation.

The property is in need of modernisation and viewing is highly recommended to appreciate the property on offer, and is offered for sale with no onward chain.

Viewings are strictly by appointment only and can be arranged through Edward Knight Estate Agents, Regent Street, Rugby.

PROPERTY LOCATION

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



ENTRANCE HALL

LOUNGE

4' 7" x 3' 3" (1.4m x 0.99m)

DINING ROOM

10' 11" x 10' 0" (3.33m x 3.05m)

KITCHEN

9' 4" x 8' 4" (2.84m x 2.54m)

W.C.

9' 11" x 5' 4" (3.02m x 1.63m)

LANDING

8' 8" x 3' 8" (2.64m x 1.12m)

BEDROOM ONE

14' 6" x 11' 7" (4.42m x 3.53m)

BEDROOM TWO

11' 0" x 10' 1" (3.35m x 3.07m)

BEDROOM THREE

9' 5" x 7' 7" (2.87m x 2.31m)







BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		