



EDWARD KNIGHT
ESTATE AGENTS

33 CALDECOTT STREET, RUGBY, CV21 3TH

£225,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom Victorian home, ideally positioned in the heart of Rugby town centre. Nestled on a particularly sought-after street, this well-presented period property offers generous proportions throughout and would make an outstanding first-time purchase or investment opportunity.

Upon entering, you are greeted by an entrance hall that immediately sets the tone for the impressive space within. The ground floor features a bright and airy lounge/dining room, fitted kitchen and ground floor bathroom. To the first floor there are three bedrooms.

Externally, the property enjoys a beautifully maintained and mature rear garden. This private outdoor space includes a spacious lawn, established shrubs and trees, a patio area for alfresco dining, and a garden shed, offering both functionality and tranquillity.

This property represents a rare opportunity to acquire a substantial and characterful home in a prime location and early viewing is considered essential to appreciate the property on offer.



PROPERTY LOCATION

Caldecott Street 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 Caldecott Street a standout choice for a wide range of discerning buyers.





ENTRANCE HALL

12' 1" x 2' 6" (3.68m x 0.76m)

LIVING/DINING ROOM

23' 7" x 10' 7" (7.19m x 3.23m)

KITCHEN

11' 3" x 7' 8" (3.43m x 2.34m)

LOBBY

6' 7" x 3' 1" (2.01m x 0.94m)

BATHROOM

8' 6" x 6' 4" (2.59m x 1.93m)

LANDING

12' 1" x 5' 5" (3.68m x 1.65m)

BEDROOM ONE

15' 3" x 11' 1" (4.65m x 3.38m)

BEDROOM TWO

12' 1" x 7' 8" Excluding wardrobes (3.68m x 2.34m)

BEDROOM THREE

11' 6" x 8' 1" (3.51m x 2.46m)

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