



**EDWARD KNIGHT**  
ESTATE AGENTS

87 WINFIELD STREET, RUGBY, CV21 3SH

£185,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are pleased to offer to the market this well-presented two-bedroom mid-terrace property, ideally suited to first-time buyers or investors alike.

Conveniently located within walking distance of Rugby's town centre and railway station, the property offers well-balanced accommodation throughout. The ground floor comprises an open-plan living and dining room featuring a beautiful bay window, along with a modern fitted kitchen.

To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a rear garden incorporating a courtyard seating area and a further section of garden beyond, all enclosed by fenced boundaries.

Viewings are strictly by appointment through Edward Knight's Regent Street office.



## LOCATION

Winfield 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.

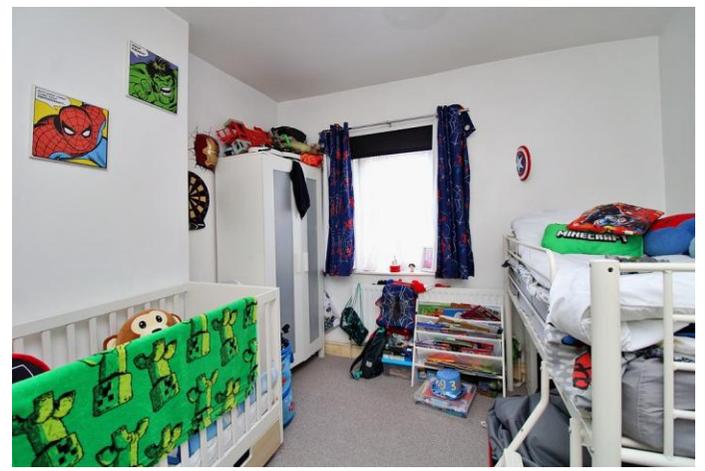
Rugby's strategic location makes it an ideal base for commuting. The property is just a three-minute walk from Rugby Railway Station, which provides direct services to London Euston in approximately 50 minutes, making it particularly attractive for professionals working in the capital. In addition, the 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 Wood Street a standout choice for a wide range of discerning buyers.





## **GROUND FLOOR**

### **LIVING ROOM/DINING ROOM**

24' 5" x 11' 8" (7.44m x 3.56m)

### **KITCHEN**

9' 3" x 6' 3" (2.82m x 1.91m)

## **FIRST FLOOR**

### **BEDROOM ONE**

14' 5" x 10' 5" (4.39m x 3.18m)

### **BEDROOM TWO**

10' 8" x 11' 2" (3.25m x 3.4m)

### **BATHROOM**

9' 3" x 6' 3" (2.82m x 1.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		