



EDWARD KNIGHT
ESTATE AGENTS

114 CLAREMONT ROAD, RUGBY, CV21 3LU

£275,000





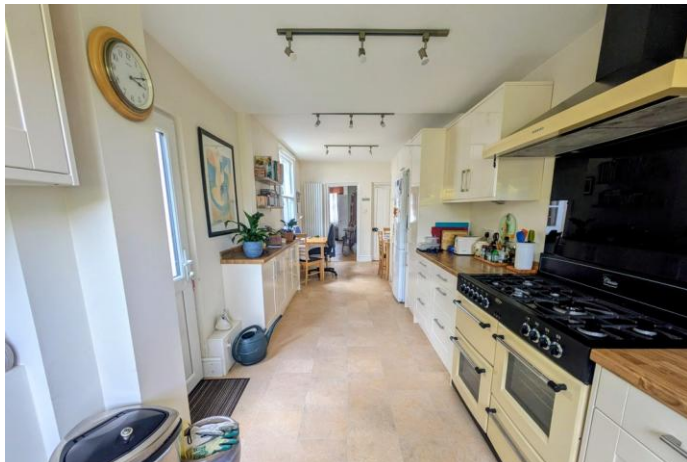
PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this three bedroom Edwardian property Chebsey Villa which was built in 1906, the property retains some original features but has been sympathetically improved by the current owner to a high standard.

This superb town house is convenient for all of the town centre amenities and Rugby railway station ideal for commuters. In brief the accommodation comprises of an entrance hall with original tiled flooring, lounge/ dining room with feature fireplace, refitted kitchen/ breakfast room with integrated appliances and range cooker. To the first floor there are three well proportioned bedrooms and a family bathroom with a three piece white suite.

The property benefits from gas fired central heating and replacement double glazed sash windows. Externally there is a pretty landscaped rear garden ideal for alfresco dining.

Viewing is highly recommended to avoid disappointment.



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 Wood Street a standout choice for a wide range of discerning buyers







LOUNGE/DINER

LOUNGE AREA

14' 1" x 10' 1" (4.29m x 3.07m)

DINING AREA

18' 1" x 11' 0" (5.51m x 3.35m)

KITCHEN/BREAKFAST ROOM

26' 1" x 8' 1" (7.95m x 2.46m)

FIRST FLOOR

BEDROOM

14' 0" x 13' 0" (4.27m x 3.96m)

BEDROOM

12' 0" x 9' 0" (3.66m x 2.74m)

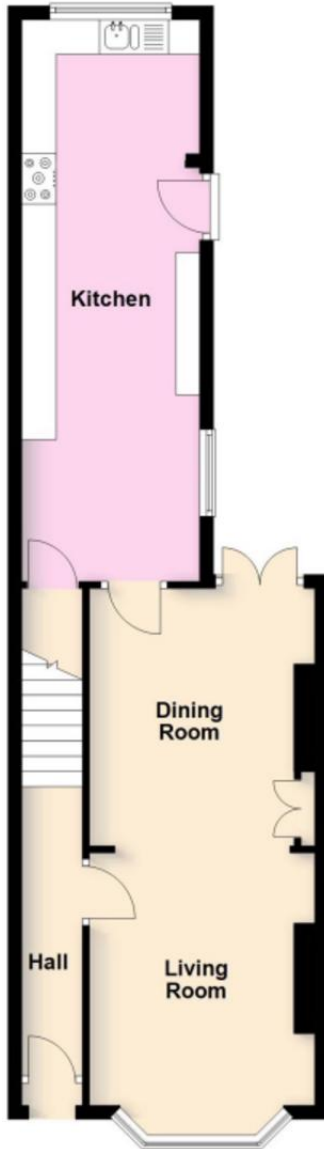
BEDROOM

12' 1" x 8' 1" (3.68m x 2.46m)

BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m)

Ground Floor
Approx. 53.4 sq. metres (575.0 sq. feet)



First Floor
Approx. 47.7 sq. metres (513.9 sq. feet)



Total area: approx. 101.2 sq. metres (1088.9 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		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		