



EDWARD KNIGHT
ESTATE AGENTS

55 OXFORD STREET, RUGBY, CV21 3NE

OFFERS OVER £175,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this immaculate mid-terrace property, ideally situated within convenient reach of Rugby town centre and Rugby railway station, which offers a direct mainline service to London Euston in approximately 50 minutes. This makes the property an ideal purchase for London commuters, first-time buyers, and investors alike.

The well-presented accommodation briefly comprises a welcoming lounge with feature fireplace, separate dining room, fitted kitchen, and a modern bathroom fitted with a three-piece suite. To the first floor are two generously sized double bedrooms.

Further benefits include gas-fired central heating and double glazing throughout. Externally, the property boasts a beautifully maintained rear garden, perfect for outdoor entertaining and al fresco dining. The property has also benefited from a replacement roof, along with new fascias and guttering.

Early viewing is highly recommended to fully appreciate the quality and location of this superb home and to avoid disappointment.



LOCATION

Oxford 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

11' 9" x 10' 1" (3.58m x 3.07m)

DINING ROOM



14' 11" x 10' 1" (4.55m x 3.07m)

KITCHEN

11' 7" x 5' 5" (3.53m x 1.65m)

BATHROOM

BEDROOM

12' 8" x 11' 8" (3.86m x 3.56m)

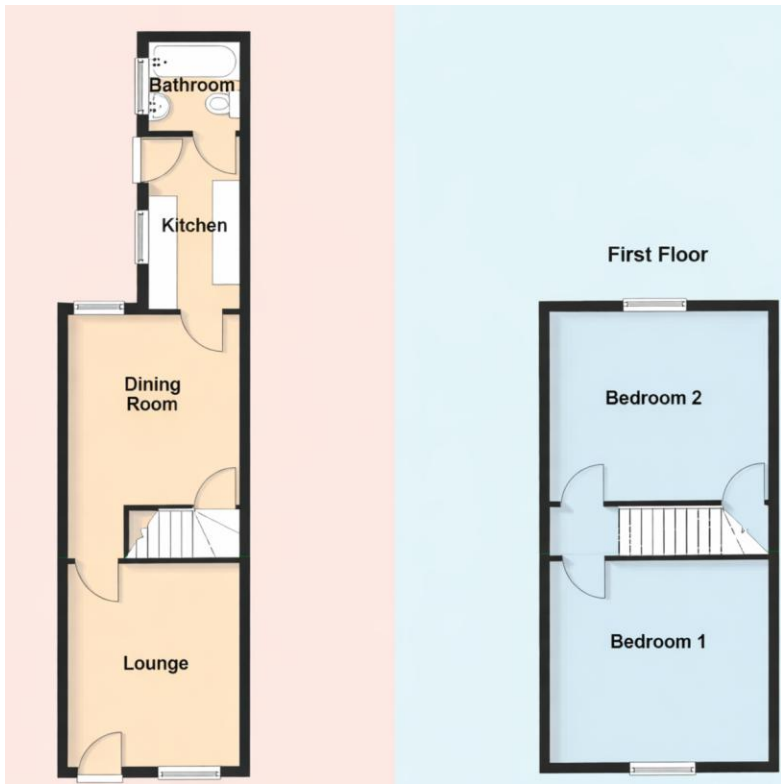
BEDROOM

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		