



EDWARD KNIGHT
ESTATE AGENTS

168 OXFORD STREET, RUGBY, CV21 3LY

£195,000





PROPERTY SUMMARY

A traditional three-bedroom mid-terrace property situated in the heart of the town centre, within easy reach of a range of local amenities, shops and the train station. The property offers spacious and well-proportioned accommodation arranged over two floors, making it a practical home in a convenient central location.

The ground floor accommodation comprises an entrance porch, entrance hallway, a generous lounge/dining room with windows to both the front and rear aspects, a kitchen breakfast room with a range of fitted units, built-in oven, gas hob and space for appliances, an inner lobby with plumbing for a washing machine, and a ground floor bathroom.

To the first floor, there are three double bedrooms, with the master bedroom further benefiting from an original decorative feature fireplace. The property also benefits from gas fired central heating and uPVC double glazing throughout.

Externally, there is a small enclosed frontage, while to the rear the property enjoys a good-sized garden, initially laid as a low-maintenance concrete courtyard with a lean-to bike store and gated access to the communal pathway, leading on to a further lawned garden area with a concrete seating area. Energy rating D. Council Tax Band B.



LOCATION

Oxford Street is situated in a convenient and central area of Rugby, within easy reach of the town centre and its wide range of shops, cafés, restaurants and everyday amenities. The location is also well placed for access to Rugby train station, making it ideal for commuters, with regular rail services to London Euston, Birmingham and surrounding towns.

Rugby offers a good selection of local schooling, leisure facilities, parks and open spaces, as well as excellent road links via the M1, M6 and A5. The area is well suited to those looking for a practical town centre location with amenities, transport links and local facilities all close by.

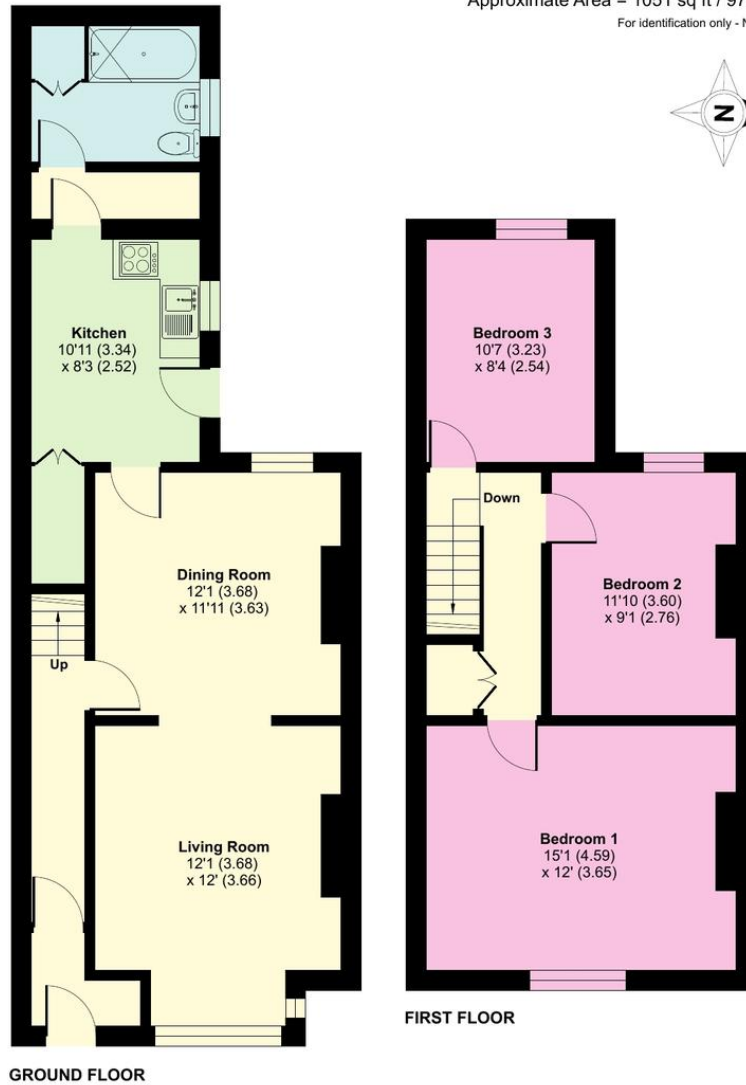




Oxford Street, Rugby, CV21

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Edward Knight. REF: 1471435

