



EDWARD KNIGHT
ESTATE AGENTS

3A BATH STREET, RUGBY, CV21 3JF

£195,000





PROPERTY SUMMARY

Beautifully Converted & Fully Modernised Detached Home in a Prime Central Location

This beautifully converted and extensively modernised detached property offers stylish open-plan living while retaining an abundance of character and charm. Ideally situated in a highly convenient central location, this unique home has been thoughtfully designed to combine contemporary comforts with original architectural features, creating an exceptional living space that is ready to move straight into.

The accommodation begins with a welcoming entrance porch, leading into an impressive open-plan kitchen, living and dining area. This bright and spacious room forms the heart of the home and features a beautifully fitted contemporary kitchen complete with a range of integrated appliances, ample storage and generous worktop space. Character features have been carefully preserved throughout, including exposed timber ceiling beams, feature windows that flood the room with natural light, and an attractive open staircase, all of which enhance the property's distinctive appeal.



The spacious master bedroom is a particular highlight, boasting a stunning vaulted ceiling with exposed beams, Velux roof windows that create a light and airy atmosphere, fitted wardrobes and matching drawer units, providing excellent built-in storage while maintaining a sleek and stylish finish.

The accommodation is complemented by a modern fitted bathroom, beautifully appointed

with a contemporary white suite comprising a panelled bath with shower over, wash hand basin and WC, finished to a high standard.

Further benefits include electric heating, uPVC double glazed sash-style windows and quality fixtures and fittings throughout.

This truly individual home offers an excellent opportunity for first-time buyers, professionals or those looking to downsize without compromising on style or character.

Viewing is highly recommended to fully appreciate everything this exceptional property has to offer. Strictly by appointment only through Edward Knights' Regents Street office.

LOCATION

Bath Street is a well-established residential location in central Rugby, ideally positioned just a few minutes' walk from the town centre and Rugby's mainline railway station.

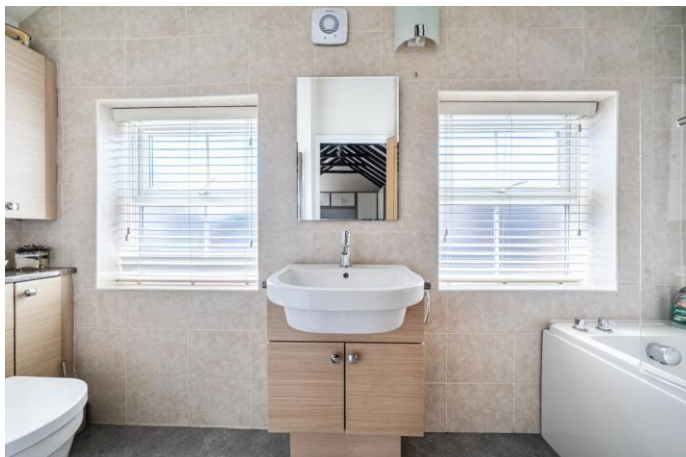
Rugby town centre offers a diverse selection of both high street and independent retailers, along with an excellent range of bistros, restaurants, and coffee shops-providing a vibrant and convenient lifestyle on your doorstep. The area is also renowned for its exceptional educational facilities, including the prestigious Lawrence Sheriff Grammar School for Boys and the world-famous Rugby School, both of which are within a ten-minute walk of the property. Rugby High School for Girls and a wide selection of state and independent schools are also easily accessible just a short drive away.



The town enjoys superb transport connectivity. Rugby Railway Station is located just a three-minute walk from the property, offering direct high-speed services to London Euston in approximately 50 minutes. For motorists, the location is equally convenient, with excellent access to the M45, M1, M6, and M40 motorway networks, providing fast and easy routes to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton.







This prime central location combines convenience, connectivity, and community-making it an ideal setting for both commuters and families alike.

ENTRANCE PORCH

OPEN PLAN LIVING/KITCHEN/DINIING ROOM

BEDROOM

EN-SUTIE SHOWER ROOM

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective

purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.

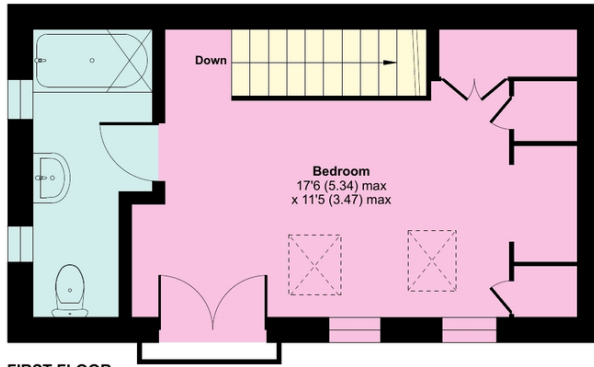
Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



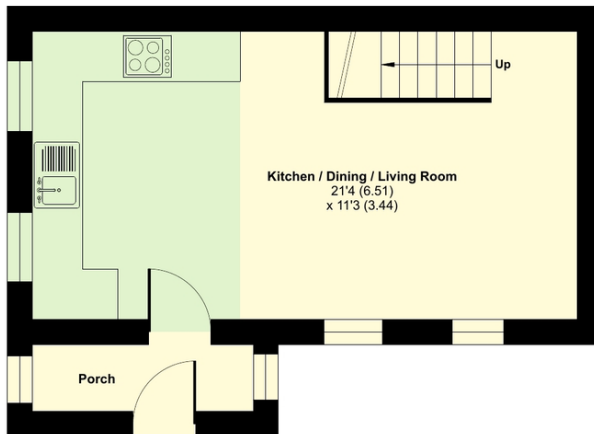
Bath Street, Rugby, CV21

Approximate Area = 513 sq ft / 47.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhocom 2026. Produced for Edward Knight. REF: 1472594



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