



### 3 bed semi-detached house to buy in CV21

Little Church Street, Rugby, Warwickshire, CV21 3AW

**£220,000** Starting Bid

🏠 x3 🚗 x1 🚪 x1

Tenure  
**Freehold**

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Positioned on a quiet, centrally located street just off Hillmorton Road, this well-presented home is offered to the market with no onward chain and represents an excellent opportunity for first-time buyers, growing families or investors.

The accommodation is well maintained and thoughtfully arranged. An inviting entrance hall leads to a front reception room, while a separate dining room provides an ideal space for entertaining and family dining. To the rear, the refitted kitchen is fitted with a range of modern units, further benefiting from the convenience of a ground-floor guest WC. The upper floor offers three generous double bedrooms, all served by a modern family bathroom. Outside, the rear garden is predominantly laid to lawn and providing an excellent outdoor space.

This appealing no-chain property is available to view strictly by appointment through Edward Knight's Regent Street office.

**LOCATION** Little Church 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.

LIVING ROOM 12' 9" x 12' 1" (3.89m x 3.68m)

DINING ROOM 12' 9" x 12' 3" (3.89m x 3.73m)

KITCHEN 9' 1" x 15' 1" (2.77m x 4.6m)

TOILET/W.C 6' 0" x 7' 2" (1.83m x 2.18m)

BASEMENT 9' 6" x 11' 5" (2.9m x 3.48m)

MASTER BEDROOM 16' 2" x 15' 9" (4.93m x 4.8m)

BEDROOM TWO 12' 9" x 9' 5" (3.89m x 2.87m)

BEDROOM THREE 9' 6" x 10' 1" (2.9m x 3.07m)

BATHROOM 9' 5" x 6' 5" (2.87m x 1.96m)

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Semi-detached house

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Little Church Street, Rugby, Warwickshire, CV21 3AW

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

