



2 Oak Street, Rugby, Warwickshire, CV22 5EA

HOWKINS &  
HARRISON

2 Oak street, Rugby,  
Warwickshire,  
CV22 5EA

Guide Price: £250,000

A rare opportunity to acquire a charming two-bedroom mid-terrace cottage nestled within the historic heart of Rugby, surrounded by attractive period properties and situated on a quiet no-through road. The property offers a wealth of charm with accommodation comprising two reception rooms, a delightful, enclosed cottage-style rear garden and a versatile brick-built outbuilding, offering a variety of potential uses. Ideally positioned in a highly convenient central location, just a short stroll from Rugby town centre and its wide range of shops, cafés, restaurants and local amenities.

### Features

- Delightful mid terrace cottage
- Conveniently located in the heart of Rugby
- Situated on a quiet no through road
- Two bedrooms
- Two reception rooms
- Electric heating
- Enclosed cottage style garden
- Versatile brick-built outbuilding offering excellent potential for a variety of uses



## Location

The property is conveniently situated within walking distance of Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



## Ground Floor

The property is entered via a welcoming sitting room, full of charm, with a feature fireplace housing an inset gas fire that creates an attractive focal point. The chimney recess houses a built-in cupboard with shelving above providing useful storage, whilst stairs rise to the first floor and a door leads through to the dining room. The dining room is a bright and inviting space, enjoying views over the rear garden, with a partially glazed door allowing natural light to flood in and providing direct access outside. A built-in double cupboard offers additional practical storage. An opening leads through to the kitchen, which also overlooks the garden and is fitted with a range of base units, together with space for a freestanding cooker and slimline dishwasher.

## First Floor

The first floor landing provides access to two bedrooms and a well-appointed shower room. Bedroom one is a comfortable double bedroom positioned to the front of the property, featuring an attractive original cast iron fireplace. Bedroom two enjoys a pleasant outlook over the rear cottage garden. Completing the accommodation is a shower room fitted with a white suite comprising a spacious walk-in shower enclosure, pedestal wash hand basin and WC.

## Outside

To the rear of the property is a delightful cottage-style garden, offering an attractive and private-feeling outdoor space. A paved patio provides an ideal spot for outdoor seating, whilst a lawn is complemented by established planting and mature borders, creating a charming garden setting. A brick-paved pathway leads to a brick-built outbuilding, currently arranged as a bar and entertaining space. This versatile addition provides potential for alternative uses, such as a hobby room, workshop or additional storage, depending on individual requirements.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – B.

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         | 90        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 64      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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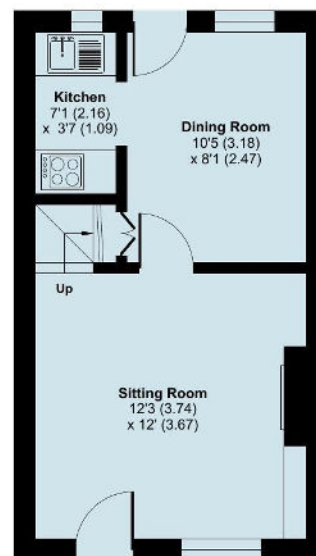
## Oak Street, Rugby, CV22

Approximate Area = 564 sq ft / 52.3 sq m

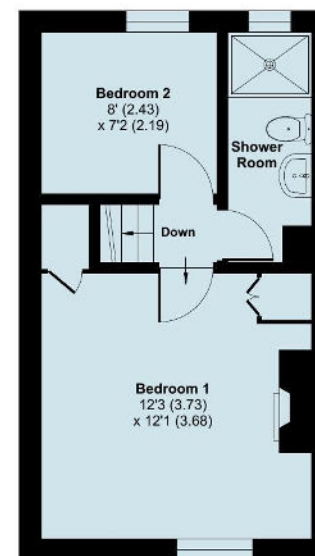
Outbuildings = 136 sq ft / 12.6 sq m

Total = 700 sq ft / 64.9 sq m

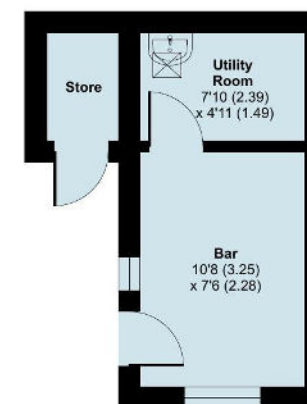
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1538229

## Howkins & Harrison

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