6 Queen Victoria Street, Rugby, CV21 3SY

£192,500

An amazing example of a traditional, bay fronted home in Queen Victoria Street which is fantastically located for all Town Centre Amenities and transport links (to include Railway Station). This beautifully presented property briefly comprises:

- Entrance Hall with quarry tiles
- Lounge with bay window
- Dining Room with original features
- Kitchen with pantry cupboard
- Utility with WC
- Two Double Bedrooms
- Good size Upstairs Bathroom

There is a low maintenance frontage and a rear yard.
PROPERTY SUMMARY
An amazing example of a traditional, bay fronted home in Queen Victoria Street which is fantastically located for all Town Centre Amenities and transport links (to include Railway Station). This beautifully presented property briefly comprises: Entrance Hall with quarry tiles, Lounge with bay window, Dining Room with original features, Kitchen with pantry cupboard, Utility with WC, Two Double Bedrooms and a good size Upstairs Bathroom. There is a low maintenance frontage and a rear yard.

LOCATION
Situated in a particularly convenient location within walking distance Local shops and Railway Station with it’s 50 minute commute time to Euston. Also close by is Elliot’s Field Shopping Centre and Rugby Town’s many amenities which include; the Clock Tower Shopping Centre, cafes, restaurants and bars.

ENTRANCE HALL
Enter via a composite, double glazed opaque front door into the entrance hallway which has a wall mounted radiator, stairs that rise to the first floor, door to both reception rooms and a quarry tiled floor.

LOUNGE
11’ 3” plus bay x 9’ 9” plus alcoves (3.43m x 2.97m)
Opens through to dining room and has beautiful stripped timber floors, a uPVC double glazed walk in bay sash window, wall mounted radiator, TV and telephone point and a feature fire place with hearth mantle and surround.

DINING ROOM
12’ 2” x 9’ 9” plus alcoves (3.71m x 2.97m)
Has a quarry tiled floor, a uPVC double glazed sash window to the rear, alcove storage, a wall mounted radiator as well as doors onto the hallway and kitchen.
**KITCHEN**
10’ x 7’ plus under stairs storage (3.05m x 2.13m)  
Has a uPVC double glazed door and window onto the rear yard, understairs storage/pantry cupboard and a door to guest WC/utility. It is fitted with a range of base and eye level units with work surfaces over, one and a half bowl stainless steel sink-drainer with mixer tap. There’s an integrated oven and hob, space for fridge or freezer, space and plumbing for a dishwasher as well as a wall mounted radiator, and wall mounted combi boiler.

**UTILITY / WC**
7’ 5” x 4’ 6” (2.26m x 1.37m)  
Has an opaque uPVC double glazed window to the rear, ceramic tiled floor and walls, heated towel rail, extractor fan, space and plumbing for a washing machine as well as a WC and wash hand basin.

**FIRST FLOOR LANDING**
The first floor landing provides access to both bedrooms and a bathroom as well as a storage cupboard which has the loft access hatch inside.

**BEDROOM ONE**
13’ plus alcoves x 11’ 2” (3.96m x 3.4m)  
Has a uPVC sash window to the front aspect, wall mounted radiator and an feature original cast iron fire place.

**BEDROOM TWO**
12’ x 7’ 1” plus alcoves (3.66m x 2.16m)  
Has a uPVC sash window to the rear aspect, wall mounted radiator and an feature original cast iron fire place.

**BATHROOM**
9’ 10” x 7” (3m x 2.13m)  
Has an opaque uPVC double glazed window to the rear, it is majority tiled with a p-shaped bath, low flush WC and pedestal wash hand basin.
OUTSIDE

To the front of the property there is a gated and walled low maintenance frontage with blue brick pathway leading from the metal gate through to the front door.

The rear yard is enclosed by brick wall and is entirely low maintenance with paving slabs to the side return and half of the yard. The rest has some low maintenance borders with bark chippings, a seating area and a pedestrian access gate to the rear.