



EDWARD KNIGHT
ESTATE AGENTS

33 CLAREMONT ROAD, RUGBY, CV21 3LU

£260,000





SUMMARY

An immaculate bay fronted home in Rugby Town Centre. Well appointed and beautifully decorated throughout the accommodation comprises : Entrance Hall, Lounge/Diner, Kitchen, Shower Room, Three Bedrooms, Upstairs Bathroom, Low Maintenance Walled Frontage & a Rear Garden. Additional benefits include Double Glazing, Gas Central Heating, Boarded Loft with pull-down ladder & a useful Cellar. Early viewing is considered essential.

LOCATION

Claremont Road is situated in a particularly convenient location within walking distance from Rugby's Railway Station (with it's 50 minute commute time to London 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. Several OFSTED Good rated schools are also nearby.



HALLWAY

Composite part glazed front door with panel over. Original tiled floor. Stairs to first floor. Door off to downstairs accommodation. Radiator. Coving.

LOUNGE/DINER

24' 4" + bay x 11' 0" into alcoves (7.42m x 3.35m)
uPVC double glazed bay window to the front aspect. uPVC double glazed door onto the patio and rear garden. Opens through to Kitchen. Wood effect flooring. Two Radiators. Two feature chimney breast alcoves. Coving. Built in alcove storage cupboard.

KITCHEN

12' 4" x 8' 5" (3.76m x 2.57m)
uPVC double glazed window to the side. Door to Cellar. Door to Shower Room. Full range of base and eye level units with work surface over. Tiling to splashbacks. Composite sink/drain with mixer tap. Integrated double oven, hob and extractor. Integrated Fridge & Freezer. Replacement Gloworm Combi boiler housed in cupboard.

CELLAR

11' 7" x 10' 11" (3.53m x 3.33m)
Window to the front. Storage space in the alcoves. Second chamber with space and plumbing for a washing machine.

SHOWER ROOM

Opaque double glazed window to the side aspect. Wash hand basin built into vanity unit. Low flush W.C. Sunken shower with screen. Tiling to splash backs.



LANDING

Doors off to all three bedrooms and bathroom. Radiator. Loft access hatch with wooden pull-down ladder. Loft is fully boarded with a light connected and insulation.

LOFT AREA

Replacement over-size loft hatch with quality pull down ladder. Loft is fully boarded with a light.







BEDROOM ONE

14' 10" + alcoves x 12' 0" (4.52m x 3.66m)

Two uPVC double glazed windows to the front aspect.

Two radiators.

BEDROOM TWO

11' 10" x 8' 11" + alcoves (3.61m x 2.72m)

uPVC double glazed window to the rear aspect.

Radiator.

BEDROOM THREE

7' 5" x 5' 10" (2.26m x 1.78m)

uPVC double glazed window to the rear.

BATHROOM

Opaque double glazed window to the side aspect.

Heated towel rail. Panelled bath with shower over &

mixer tap. Low flush W.C. Pedestal wash hand basin.

Tiling to splashbacks.



FRONTAGE

Enclosed by low level brick wall. Pathway leading to front door. Frontage is laid to pebbles. Side access gate into the rear garden.

REAR GARDEN

Initial substantial patio area with gated access.

Remainder of the garden is laid to lawn with a slightly raised planter. Additionally there is a storage shed at the back of the house. Side access gate.

