



EDWARD KNIGHT
ESTATE AGENTS



- Three Double Bedrooms
- Beautifully Presented
- Bay Windows With Shutters
- Re-Fitted Bathroom & Kitchen

26 Paradise Street, Rugby, CV21 3SZ

£260,000

Located in the heart of Rugby Town Centre this traditional bay fronted home is beautifully presented throughout having been updated by the current owners. The accommodation briefly comprises : Entrance Hall, Living Room, Dining Room opening into stunning Kitchen, Four Piece Bathroom, Three Double Bedrooms, Walled Frontage and a good size rear garden. Early viewing is vital on this property.



Property Description

SUMMARY

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LOCATION

Paradise Street 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.





PORCH/LOBBY

Original wooden front door with decorative stained glass inserts into porch/lobby area. Contemporary glazed wooden door into hallway.

HALLWAY

Tiled floor. Stairs to first floor. Radiator. Door to living room. Door to Dining Room and further accommodation. Dado rail & coving. Spotlights.

LIVING ROOM

12' 0" + bay x 11' 6" + alcoves (3.66m x 3.51m)

Bay window with secondary glazed sash windows and wooden shutters to the front aspect. Two radiators. Coving. Picture rail. Fireplace area with original hearth tiling. Stripped wooden flooring.



DINING ROOM

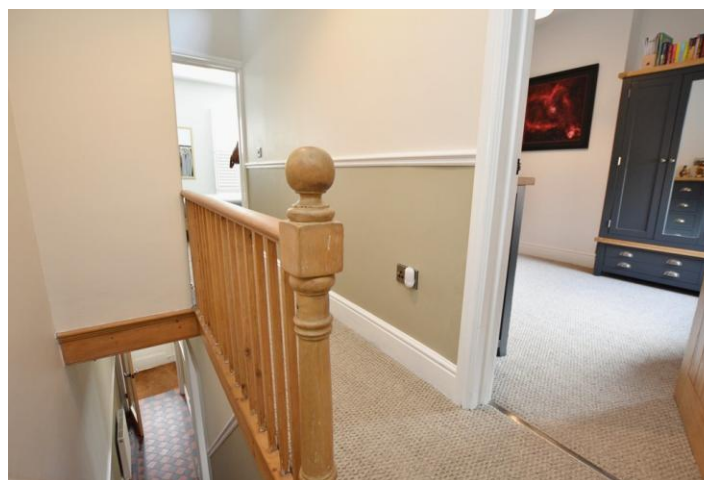
12' 10" x 11' 10" + alcoves (3.91m x 3.61m)

Opens into the Kitchen. Under-stairs storage cupboard. Radiator. Double glazed window to the rear with shutters. Chevron wooden flooring. Wood burner inset into chimney breast.

KITCHEN

10' 7" x 9' 5" (3.23m x 2.87m)

Double glazed window and door to the side. Continuation of chevron wood flooring. Door into Bathroom. Full range of base and eye level units with solid oak wooden work tops over. Inset Belfast sink with directional mixer tap. Integrated Fridge & Freezer. Integrated Dishwasher. Integrated Wine Cooler. Space for Rangemaster style cooker with extractor over. Integrated bin. Wall mounted Worcester combination boiler. Spotlights.



BATHROOM

Impressively re-fitted four piece bathroom. Double glazed sash window to the rear. Tiled flooring. Utility cupboard (housing washing machine & dryer). Panelled bath with inset tap and controls. Tiling to splashbacks. Wash hand basin. Low flush WC. Heated towel rail. Double walk-in shower cubicle with rainfall shower and inset controls. Under floor heating. Shaver point. Spotlights & Extractor.

LANDING

Doors off to all 3 bedrooms. Cupboard with access up to loft.

BEDROOM ONE

15' 3" x 11' 11" (4.65m x 3.63m)

Window with shutters to the front. Radiator.

BEDROOM TWO

12' 10" x 10' 2" (3.91m x 3.1m)

Window to the rear. Radiator.

BEDROOM THREE

10' 7" x 9' 5" (3.23m x 2.87m)

Window to the rear. Radiator.

LOFT

16' 8" x 15' 3" max (5.08m x 4.65m)

Accessed via a cupboard in the landing. Stepladder to access. Boarded & an extremely useful space.

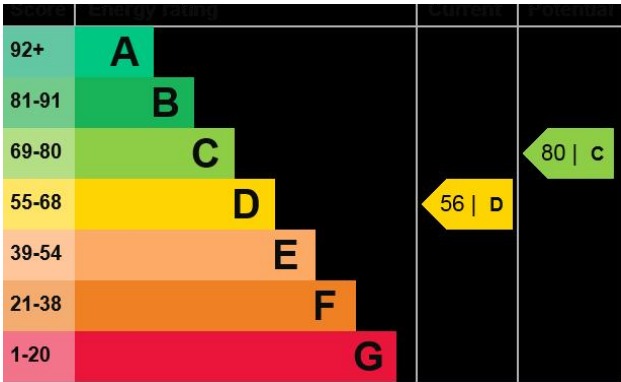
FRONTAGE

Low walled frontage with path to the front door. Flowers & shrubs.

REAR GARDEN

Enclosed by a mixture of walling and fencing with concrete side return. Timber side access gate. Brick patio. The rest of the garden has a soil base currently and is to be fully turfed within the coming weeks. Please note that this will be turfed and finished off for the buyer.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.