



**EDWARD KNIGHT**  
ESTATE AGENTS



- Three Bedrooms
- Two Reception Rooms
- Upstairs Bathroom & Downstairs WC
- Cellar

35 Claremont Road, Rugby, CV21 3NA

£265,000

Early viewing is recommended for this well presented traditional terraced home located in the heart of Rugby Town Centre. Having been improved by the current owners the accommodation on offer briefly comprises : Entrance Hall with original features, Living Room, Dining Room, Kitchen, Utility/WC, Cellar, Three Bedrooms, Bathroom, Low Maintenance Frontage & good size Rear Garden.



## Property Description

### SUMMARY

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### 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

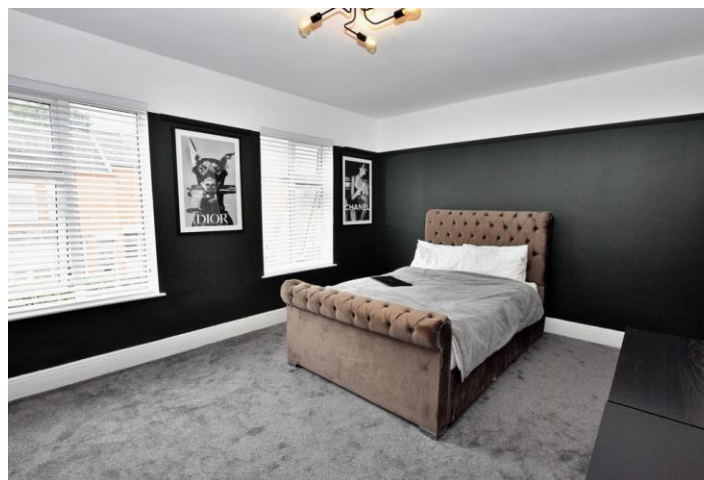
Part glazed front door into hallway. Stairs to first floor. Doors off to both reception rooms. Original tiled flooring. Radiator. Picture rail.

#### LIVING ROOM

14' 6" into bay x 11' 0" into alcoves (4.42m x 3.35m)  
Double glazed bay window to the front. Radiator.  
Original coving. Decorative fireplace area. Picture rail.

#### DINING ROOM

11' 10" x 11' 7" into alcoves (3.61m x 3.53m)  
uPVC double glazed door onto the patio and garden.  
Doorway into kitchen. Radiator. Original cupboard built into alcove. Timber flooring.



#### KITCHEN

12' 4" x 8' 6" (3.76m x 2.59m)  
Two double glazed windows to the side aspect. Door to cellar. Door to utility/wc. Full range of base and eye level units with work surface over and tiling to splashbacks. Composite sink/drainers with mixer tap. Fitted oven with hob. Radiator. Cupboard housing Worcester combi-boiler.

#### UTILITY/WC

Space and plumbing for washing machine with space for additional appliance above (such as a dryer). Opens through to WC which has small wash hand basin, low flush WC & opaque window to the side. Radiator.



#### CELLAR

11' 6" min x 10' 3" (3.51m x 3.12m)  
Accessed from the kitchen. Useful storage area. Window to the front with additional small side section.

#### **LANDING**

Doors to all three bedrooms. Door to bathroom. Built-in landing cupboard. Loft access hatch with pull down ladder (loft is boarded)

#### **BEDROOM ONE**

15' 1" x 11' 11" (4.6m x 3.63m)

Two double glazed windows to the front aspect. Radiator. Picture rail.

#### **BEDROOM TWO**

11' 11" x 9' 1" + alcoves (3.63m x 2.77m)

Double glazed window to the rear. Radiator.

#### **BEDROOM THREE**

8' 5" x 6' 8" (2.57m x 2.03m)

Double glazed window to the rear. Radiator.

#### **BATHROOM**

Opaque window to the side aspect. Low flush W.C. Wash hand basin built into vanity unit. Panelled bath with shower over. Tiled floor. Half height tiled walls. Heated towel rail. Extractor.

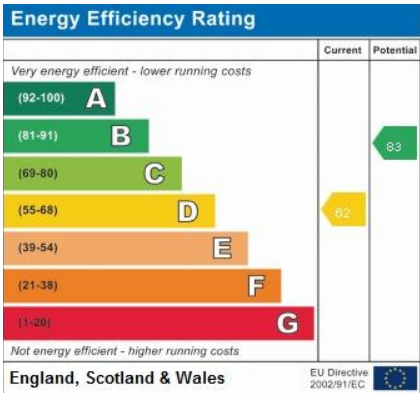
#### **FRONTAGE**

Enclosed by low level brick wall. Slabbed pathway leading to front door. Low maintenance stone frontage. Gate to the side for garden access.

#### **REAR GARDEN**

Enclosed by brick wall to all sides. Initial large patio leads onto lawned area. Access gate at the side. Brick and timber outhouse/storage shed.





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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