





## PROPERTY SUMMARY

We are delighted to offer for sale this well presented, three bedroom Victorian mid-terraced property located within Rugby's Town Centre and convenient for Rugby Railway Station. The property has been improved by the current owner and decorated throughout, to include a new bathroom and internal insulation to achieve an EPC rating of C.

The accommodation comprises of an entrance hall, separate lounge, dining room, breakfast room and fitted kitchen. To the first floor there are three well proportioned bedrooms and a recently re-fitted bathroom. Externally the property benefits from an enclosed rear garden with raised patio area.

The property is offered for sale with no onward chain, viewing is highly recommended to appreciate the property that is on offer.





## LOCATION

The property is within walking distance of the town centre shopping areas, sports facilities and various local amenities. Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both within a ten-minute walk of the property. Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a five minute walk to Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.







#### **ENTRANCE HALL**

14' 5" x 3' 0" (4.39m x 0.91m)

#### **LOUNGE**

14' 5" x 11' 3" (4.39m x 3.43m)

#### **DINING ROOM**

11' 9" x 11' 7" (3.58m x 3.53m)



#### **BREAKFAST ROOM**

10' 7" x 8' 7" (3.23m x 2.62m)

#### **KITCHEN**

16' 1" x 8' 9" (4.9m x 2.67m)

#### **LANDING**

23' 1" x 5' 2" (7.04m x 1.57m)

#### **BEDROOM ONE**

14' 7" x 14' 7" (4.44m x 4.44m)

#### **BEDROOM TWO**

11' 9" x 9' 7" (3.58m x 2.92m)

#### **BEDROOM THREE**

9' 4" x 8' 7" (2.84m x 2.62m)

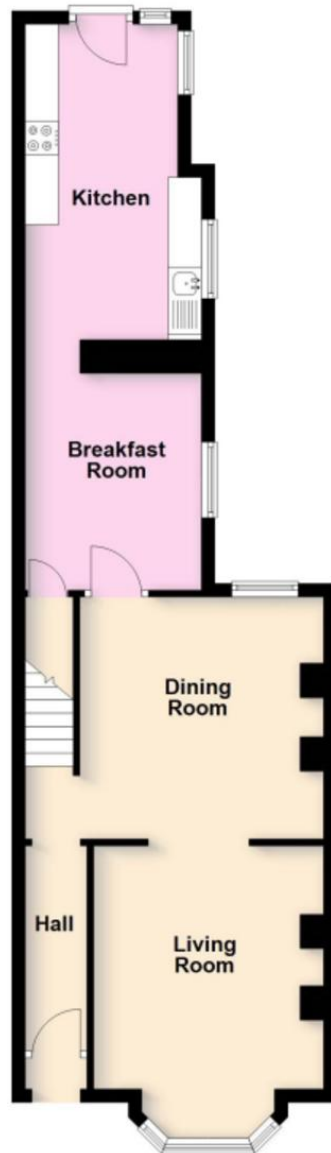
#### **BATHROOM**

10' 6" x 5' 7" (3.2m x 1.7m)

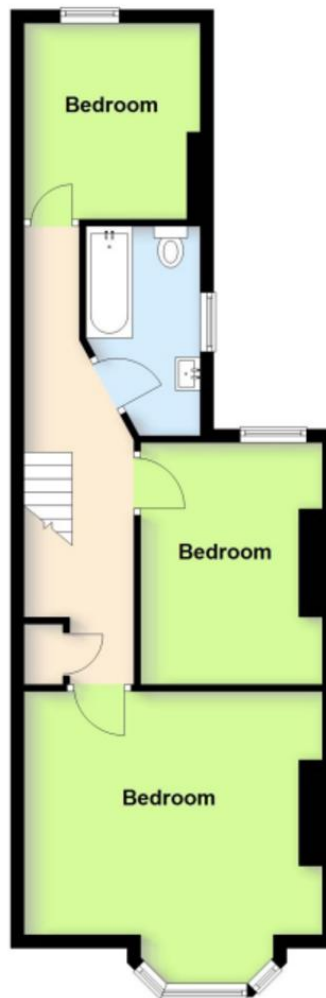




**Ground Floor**  
Approx. 56.5 sq. metres (608.7 sq. feet)



**First Floor**  
Approx. 51.3 sq. metres (551.8 sq. feet)



Total area: approx. 107.8 sq. metres (1160.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		