



EDWARD KNIGHT
ESTATE AGENTS

33 GROSVENOR ROAD, RUGBY, CV21 3LF

£319,950





PROPERTY SUMMARY

A Beautifully Presented Victorian Home with Loft Conversion and En-Suite

We are proud to present for sale this exceptional three-bedroom Victorian mid-terraced residence, superbly situated in the heart of Rugby Town Centre. This beautifully maintained property seamlessly blends period charm with contemporary comfort, showcasing a host of original features alongside high-quality modern finishes.

Set across three spacious floors, the home offers thoughtfully designed living accommodation ideal for families and professionals alike. Upon entering, you are greeted by a welcoming entrance hall that leads to a charming lounge featuring a striking fireplace and a cosy multi-fuel stove - perfect for relaxing evenings. A separate dining room also boasts a feature fireplace, providing an elegant space for entertaining guests.

The well-appointed kitchen comes fully fitted with a range of stylish units and integrated appliances, including a fridge/freezer, hob, and oven, complemented by a convenient ground floor utility and cloakroom for added practicality.

On the first floor, you will find two generously sized bedrooms and a beautifully designed family bathroom, complete with a luxurious walk-in shower and separate bathtub.

The second floor has been thoughtfully converted into a stunning loft-style master bedroom, offering an abundance of natural light and privacy. This



elegant suite includes a modern en-suite shower room, making it a tranquil retreat within the home.

Externally, the property benefits from a low-maintenance rear garden, tastefully landscaped with a paved patio area, enclosed by traditional brick walls and timber fencing to provide both character and seclusion.

This remarkable home offers the perfect balance of period elegance and modern convenience, all within walking distance of local amenities, transport links, and the vibrant town centre.

Early viewing is highly recommended to fully appreciate the beauty and quality of this exceptional Victorian home.

LOCATION

This exceptional property enjoys a highly sought-after location just a short walk from Rugby town centre, placing a wide array of amenities and conveniences right on your doorstep. Residents benefit from easy access to a vibrant mix of high street retailers, independent boutiques, charming cafés, bistros, and a diverse selection of restaurants, making this an ideal setting for both everyday living and social enjoyment.

The area also offers a variety of leisure and recreational facilities, including local gyms, sports clubs, and green open spaces, all within walking distance, supporting an active and balanced lifestyle.

For families, the property is superbly located near some of the region's most highly regarded educational institutions. The prestigious Rugby



School, globally recognised for its academic excellence and heritage, is less than ten minutes away on foot. Also within walking distance is the Lawrence Sheriff School for Boys, a highly respected grammar school. A short drive brings you to Rugby High School for Girls, along with an excellent selection of state and independent primary and secondary schools, making the area ideal for families seeking quality education.

Commuters are exceptionally well served by outstanding transport links. Rugby Railway Station







is just a five-minute walk from the property, providing direct, high-speed services to London Euston in as little as 50 minutes. The town's central location also offers excellent road connectivity, with the M1, M6, M45, and M40 motorway networks all easily accessible, ensuring smooth travel to Birmingham, Coventry, Leamington Spa, Northampton, and other key regional destinations.

BATHROOM

11' 3" x 7' 5" (3.43m x 2.26m)

SECOND FLOOR

BEDROOM ONE

20' 1" x 12' 8" (6.12m x 3.86m)

EN-SUITE

4' 8" x 4' 7" (1.42m x 1.4m)

In summary, this location combines urban convenience, prestigious schooling, and unparalleled connectivity, making it an ideal choice for families, professionals, and commuters alike.

ENTRANCE HALL

11' 9" x 3' 1" (3.58m x 0.94m)

LOUNGE

14' 3" x 10' 3" (4.34m x 3.12m)

DINING ROOM

12' 3" x 11' 4" (3.73m x 3.45m)

KITCHEN

17' 9" x 7' 8" (5.41m x 2.34m)

UTILITY ROOM

8' 4" x 7' 5" (2.54m x 2.26m)

LANDING

BEDROOM TWO

14' 3" reducing to 8' 8" x 12' 1" reducing to 8' 8" (4.34m x 3.68m)

BEDROOM THREE

12' 4" x 8' 7" (3.76m x 2.62m)





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