





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present for sale this impressive five-bedroom period townhouse, formerly a seven-bedroom residence prior to conversion, offering spacious and versatile accommodation arranged over four floors. Occupying a highly sought-after position on one of Rugby town centre's most desirable roads, the property is ideally located for a wide range of local amenities and Rugby Railway Station, making it particularly attractive to London commuters.

The accommodation is entered via a welcoming reception hallway featuring attractive Minton-style tiled flooring. To the ground floor is a generous lounge/dining room with a feature fireplace incorporating a wood-burning stove, creating a warm and inviting living space. The refitted kitchen is finished to a high standard, offering shaker-style units, quartz worktops and luxury herringbone-effect vinyl flooring. This is complemented by a separate utility room and a cloakroom/WC. The property further benefits from a cellar, providing additional storage.



The first floor hosts the impressive principal bedroom, which enjoys a substantial dressing area with fitted wardrobes and access to a stylish en suite shower room, complete with a walk-in shower, his-and-hers sinks, radiator and underfloor heating. This floor also offers two further well-proportioned bedrooms and a beautifully refitted family bathroom featuring a four-piece suite, including a freestanding roll-top bath and separate shower cubicle.

To the second floor are two additional double bedrooms along with a useful storage cupboard.

Externally, the property benefits from off-road parking for one vehicle with the added convenience of an EV charging point. To the rear is a low-maintenance garden incorporating artificial lawn and a patio area, ideal for outdoor entertaining.

Viewing is highly recommended to fully appreciate the size, character and quality of accommodation on offer and to avoid disappointment.

LOCATION

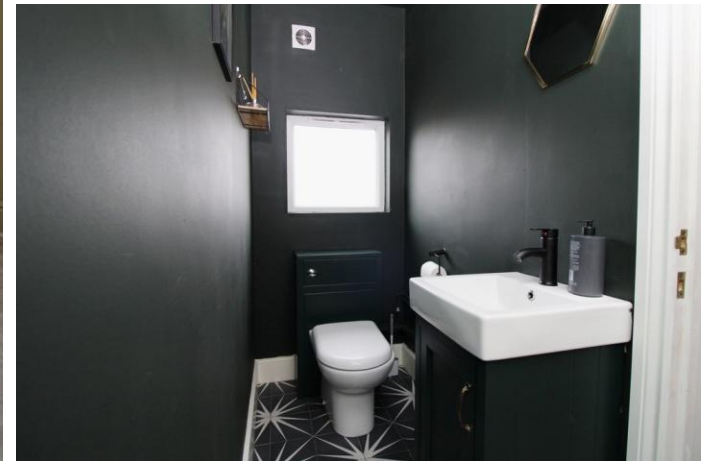
Rugby town centre offers an excellent range of high-street and independent retail outlets, together with a diverse selection of bistros, restaurants and coffee shops. Lawrence Sheriff Grammar School for Boys and the world-renowned Rugby School are both located within a two-minute walk of the property, while Rugby High School for Girls and a wide range of well-regarded state and independent schools are conveniently accessible within a short drive.

Rugby is exceptionally well positioned for commuters, benefiting from superb road and rail connections. Rugby Railway Station is approximately a ten-minute walk away, providing direct services to London Euston in around 50 minutes. The M45, M1, M6 and M40 motorway networks are all easily accessible, offering convenient links to neighbouring towns and cities



including Birmingham, Coventry, Leamington Spa and Northampton.







RECEPTION HALL

13' 8" x 4' 10" (4.17m x 1.47m)

LOUNGE/DINING ROOM

LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m)

DINING ROOM

15' 9" x 13' 1" (4.8m x 3.99m)

KITCHEN/BREAKFAST ROOM

21' 11" x 10' 0" (6.68m x 3.05m)

UTILITY ROOM

9' 8" x 5' 1" (2.95m x 1.55m)

CLOAKROOM/W.C

8' 11" x 3' 4" (2.72m x 1.02m)

FIRST FLOOR

MASTER BEDROOM

13' 11" x 12' 10" (4.24m x 3.91m)

DRESSING ROOM

12' 10" x 9' 6" (3.91m x 2.9m)

ENSUITE

10' 2" x 6' 0" (3.1m x 1.83m)

BEDROOM

13' 1" x 10' 0" (3.99m x 3.05m)

BEDROOM

10' 9" x 6' 2" (3.28m x 1.88m)

FAMILY BATHROOM

8' 4" x 7' 0" (2.54m x 2.13m)

SECOND FLOOR

BEDROOM

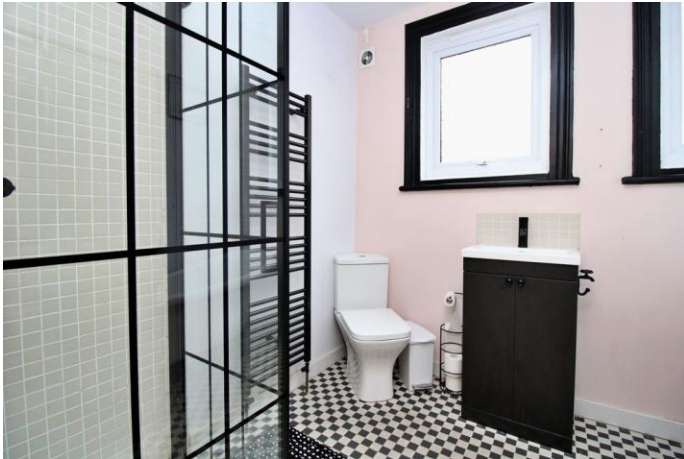
11' 3" x 10' 8" (3.43m x 3.25m)

BEDROOM

11' 3" x 9' 6" (3.43m x 2.9m)

STORAGE CUPBOARD

8' 1" x 6' 0" (2.46m x 1.83m)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	