

**171 Clifton Road
Town Centre
RUGBY
CV21 3QN**

Guide Price £495,000



- FIVE BEDROOMS
- ORIGINAL FEATURES
- BREAKFAST ROOM
- CELLAR
- FAMILY BATHROOM

- THREE STOREY TRADITIONAL TOWN HOUSE
- LOUNGE / DINING ROOM
- KITCHEN AND UTILITY
- ENSUITE SHOWER ROOM
- ENERGY EFFICIENCY RATING D

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A fantastic townhouse with versatile accommodation spread over three floors, which enjoys a superb location on the sought after Clifton Road. Within easy walking distance of the town centre with its range of shops and amenities, and the train station, which operates mainline services to London Euston in just 50 minutes, making this ideal for commuters. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, and the world-renowned Rugby School.

In brief the accommodation comprises; entrance hallway with original features, lounge opening through to the dining room, breakfast room, kitchen, utility room and cellar. To the first floor there are three bedrooms, an ensuite shower room and a family bathroom. To the second floor there are two further bedrooms. Externally there is an enclosed rear garden. Early viewing is highly recommended to appreciate this property.

Accommodation Comprises

Entry via storm porch. With pull bell and feature leaded door into.

Entrance Hallway

Minton tiled floor. Stairs rising to first floor landing. Radiator. Doors off to lounge/diner, breakfast room and cellar.

Lounge Area

16'6" x 16'3" (5.03m x 4.96m)

Bay with sash windows to front aspect. Two Radiators. Archway opening to:

Dining Area

14'9" x 11'9" (4.50m x 3.60m)

Feature open fireplace. Picture rail. Dado rail. Radiator. Upvc French doors opening to rear garden.

Breakfast Room

13'5" x 10'9" (4.11m x 3.30m)

Window to side. Radiator. Two built in cupboards. Door to kitchen.

Kitchen

13'5" x 7'10" (4.11m x 2.41m)

Fitted with a range of base and eye level units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap over. Gas cooker with hob and extractor over. Space for a fridge/freezer. Window to side. Door to garden. Access to:

Utility Room

13'5" x 9'2" (4.11m x 2.81m)

Storage units. Space and plumbing for a washing machine. Space for a fridge/freezer. Floor standing boiler. Window to side. Window to rear. Door to garden. Door to cloakroom.

Cloakroom

With wash hand basin and low level w.c. Window to side elevation.

Cellar

14'9" x 11'5" (4.501m x 3.50m)

Storage with power and light.

First Floor Landing

Stairs rising to second floor. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

16'6" x 13'2" (5.03m x 4.02m)

Bay window to front. Radiator. Built in double wardrobe. Door to:

Ensuite Shower Room

With suite to comprise; corner shower cubicle, pedestal wash hand basin and low level w.c. Airing cupboard. Radiator. Window to front elevation.

Bedroom Two

14'9" x 11'9" (4.50m x 3.60m)

Window to rear. Radiator.

Bedroom Three

13'5" x 12'9" (4.11m x 3.89m)

Window to rear. Radiator.

Bathroom

With suite to comprise; baht with wall mounted shower over, pedestal wash hand basin and low level w.c. Radiator. Sash window to side elevation.

Second Floor Landing

Door off to bedrooms.

Bedroom Four

14'9" x 11'9" (4.50m x 3.60m)

Window to rear. Radiator.

Bedroom Five

21'1" x 14'7" (6.43m x 4.46m)

Window to front. Radiator. Storage cupboard.

Externally

Front Garden

Brick walls to boundaries. Variety of plants and shrubs. Iron gate with pathway to entrance.

Rear Garden

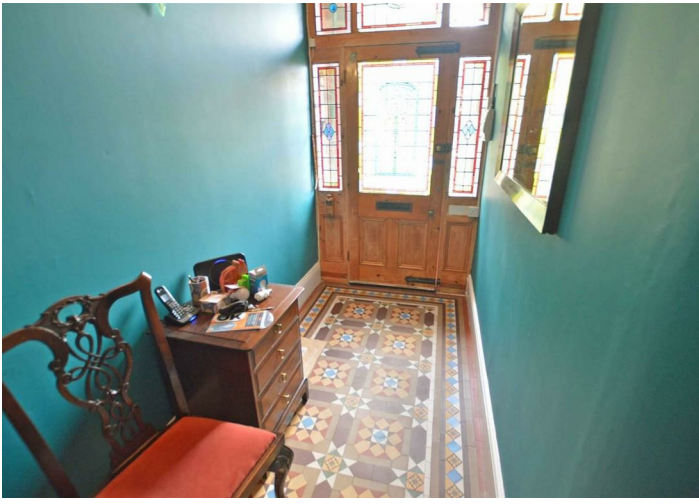
Lawn area with shrubs borders. Pathway leading to raised beds and shed. Gated rear access. Brick walls to boundaries.

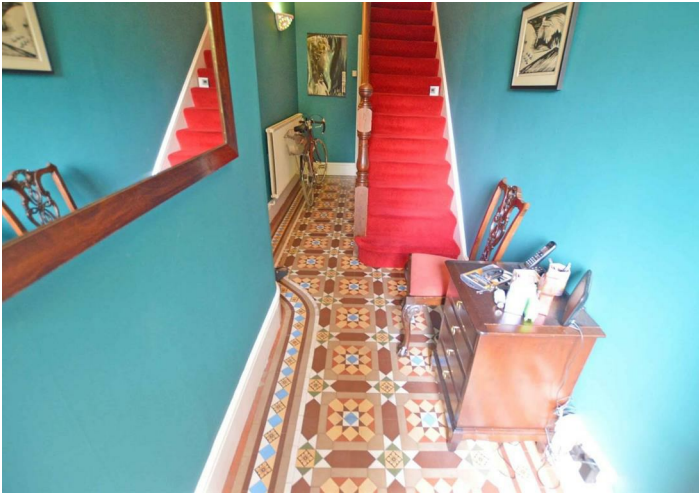
Agents Note

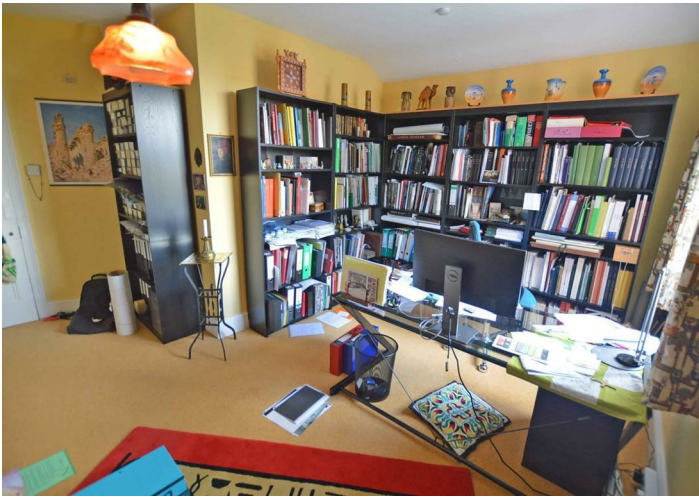
Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: D







BASEMENT

GROUND FLOOR

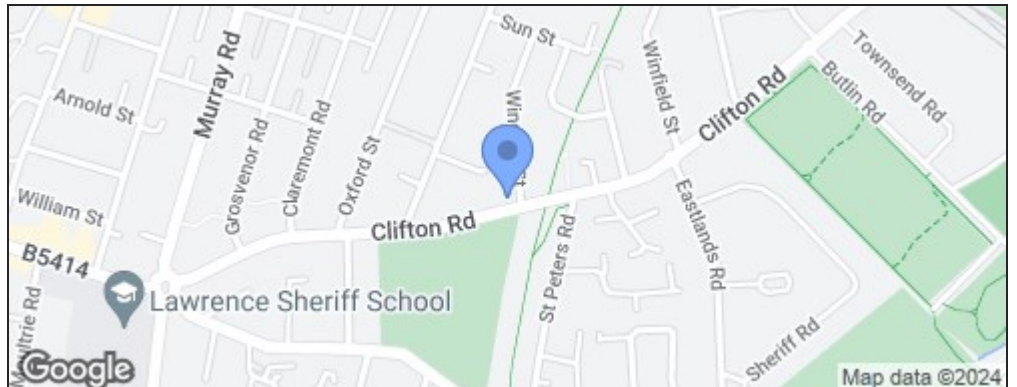
1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.