

**219 Clifton Road  
Town Centre  
RUGBY  
CV21 3QW  
£387,000**



- **FOUR BEDROOM**
- **CELLER GUEST BEDROOM WITH EN SUITE**
- **CHARACTER FEATURES**
- **FOUR PIECE FAMILY BATHROOM**
- **VICTORIAN END TERRACE**
- **OFF ROAD PARKING**
- **LARGE KITCHEN/BREAKFAST ROOM**
- **ENERGY EFFICIENCY RATING:**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A fantastic three/four bedroom townhouse with converted cellar creating versatile accommodation. In brief the accommodation comprises; entrance porch, entrance hall, lounge, separate dining room, kitchen/breakfast room with integrated appliances, bedroom four/study with ensuite shower room, three good sized first floor bedrooms and a family bathroom. The property additionally benefits from, upvc double glazing, an new boiler, new refurbished slate roof fitted 15 months ago, an alarm system, radiator central heating, off road parking and an enclosed rear garden.

This property is located on the sought after Clifton Road. Within easy walking distance of the town centre with its range of shops and amenities, and Rugby 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.

### **Accommodation Comprises**

Entry via composite part glazed front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Connecting doors to:

#### **Lounge**

15'7" x 13'10" into bay (4.76 x 4.23 into bay)

Bay window to the aspect. Brick feature fireplace. Radiator. Telephone point. Coving to ceiling. Ceiling Rose.

#### **Dining Room**

13'0" x 10'11" (3.98 x 3.35)

Window to rear aspect. Radiator.

#### **Kitchen / Breakfast Room**

23'0" x 10'10" (7.02 x 3.32)

Steps down.

A modern fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink with mixer tap over. Range cooker with extractor over. Integrated microwave. Integrated fridge and freezer. Integrated dishwasher. Space and plumbing for a washing machine. Recessed spotlights. Two windows to the side aspect. French doors opening to rear garden. Door to cellar/guest bedroom.

#### **Converted Cellar**

11'8" x 16'6" max (3.58 x 5.03 max)

Converted to provide a further bedroom/office with ensuite shower room.

#### **Cellar Bedroom / Study**

Window to rear Radiator. Recessed spotlights. Access to ensuite.

#### **Cellar Ensuite Shower Room**

With suite to comprise; fully tiled shower cubicle with electric shower, low level w.c. and wall mounted corner wash hand basin. Heated towel rail. Recessed spotlights. Extractor.

## **First Floor**

Split level landing with access to loftspace, bathroom and bedroom three. Steps up to higher level with further loft access and doors off to bedrooms one and two.

## **Bedroom One**

13'6" x 17'10" (4.12 x 5.46)

A very spacious room. Bay window to front aspect. Radiator. Coving to ceiling.

## **Bedroom Two**

12'11" x 10'11" (3.96 x 3.35)

A spacious room. Window to rear aspect. Radiator.

## **Bedroom Three**

10'0" x 10'10" (3.06 x 3.32)

Window to rear aspect. Radiator. Cupboard housing new Worcester combi boiler.

## **Family Bathroom**

With four piece suite to comprise; walk in shower cubicle with mixer shower, panelled bath, wall mounted double sink and w.c. with concealed cistern. Recessed spotlights. Extractor. Two frosted windows to side elevation.

## **Front Garden**

Block paved to provide off road parking for two cars.

## **Rear Garden**

Patio area adjacent to the rear of the property. Mainly laid to lawn with mature shrub and herbaceous borders. Timber shed. Timber panel fencing to boundaries. Gated rear pedestrian access.

## **Agents Note**

Local Authority: Rugby

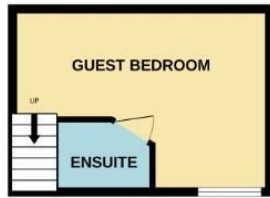
Council Tax Band: C

Energy Efficiency Rating: E

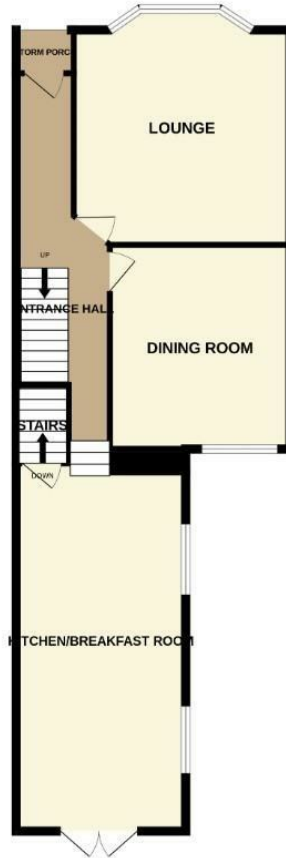




BASEMENT  
194 sq.ft. (18.0 sq.m.) approx.



GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



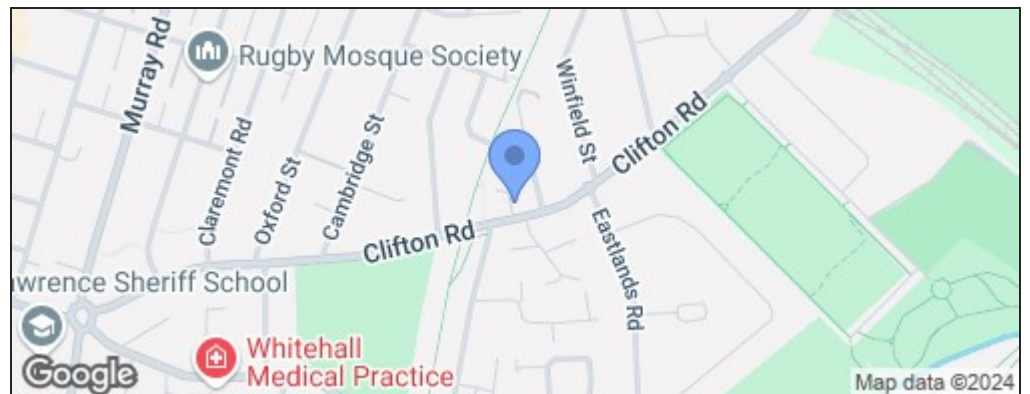
1ST FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1667 sq.ft. (154.8 sq.m.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.