

**229 Clifton Road
Town Centre
RUGBY
CV21 3QW**

Guide Price £395,000



- **THREE DOUBLE BEDROOM**
- **25FT KITCHEN BREAKFAST ROOM**
- **ATTIC ROOM**
- **CLOSE TO RUGBY TOWN CENTRE**
- **ENCLOSED REAR GARDEN**

- **TOWNHOUSE**
- **CHARACTER FEATURES**
- **CELLAR**
- **CLOSE TO RUGBY RAILWAY STATION**
- **ENERGY EFFICIENCY RATING: D**

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A fantastic three bedroom townhouse full of period /character features, to include refurbished sash windows, with some that have been retrofitted with double glazed units and cast iron fireplaces. In brief the accommodation comprises; entrance porch, entrance hall, lounge, separate dining room, refitted kitchen/breakfast room with integrated appliances, three good sized first floor bedrooms and a refitted family bathroom. The property additionally benefits from, a large cellar and an attic room, upvc double glazing, radiator central heating, off road parking for one vehicle to the rear and an enclosed 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 opaque part glazed timber entrance door into:

Entrance Hall

Stairs rising to first floor landing. Doors off to:

Lounge

11'11" x 14'0" (3.64 x 4.27)

Bay window to front aspect with original sash windows retrofitted with double glazed units. Feature fireplace with multifuel burner, timber surround and slate hearth. Recessed shelving units. Cast iron radiator. Picture rails. Cornicing. Ceiling rose.

Dining Room

11'10" x 14'4" (3.61 x 4.38)

Double glazed window to the rear aspect. Original sash window to side aspect. Feature fireplace. Radiator. Picture rail.

Kitchen / Diner

24'9" x 11'0" (7.56 x 3.36)

Refitted with a range of base and eye level units with work surface space incorporating a sink with mixer tap over. 'Neff' induction hob with extractor canopy over. Built in double oven. Integrated dishwasher. Coordinated part tiled walls. Original sash window retrofitted with double glazed units to side aspect. Upvc double glazed French doors to rear.

Ground Floor WC

With low level w.c and vanity unit with wash hand basin. Recessed spotlights.

Cellar

Storage area. Space and plumbing for a washing machine and tumble dryer. Window to rear aspect.

First Floor Landing

Split Level. Window to side aspect. Access to loft space. Access to attic room. Radiator. Doors to:

Bedroom One

11'11" x 14'0" (3.64 x 4.27)

Original sash window retrofitted with double glazed units to front aspect. Feature cast iron fireplace. Picture rail. Radiator.

Bedroom Two

11'10" x 14'4" (3.61 x 4.38)

Upvc sash windows to rear and side aspects. Feature cast iron fireplace.

Bedroom Three

12'10" x 11'1" (3.93 x 3.38)

Upvc window to rear aspect. Feature cast iron fireplace. Radiator.

Refitted Bathroom

With suite to comprise; roll top bath with telephone shower attachment, walk in mixer shower, wall mounted wash hand basin and low level w.c. Ceramic tile floor. Recessed spotlights. Heated towel rail. Extractor fan. Original sash and upvc windows to side aspect.

Attic Room

Eaves storage. Velux window to rear elevation. Wash hand basin.

Rear Garden

Mainly laid to lawn with block paved patio area adjacent to the rear of the property. Further paved area with double gates providing off road parking for one vehicle.

Front Garden

Mature garden with area laid to slate. Block paved pathway to entrance. Dwarf wall boundary. Mature plants and trees.

Agents Note

Local Authority: Rugby

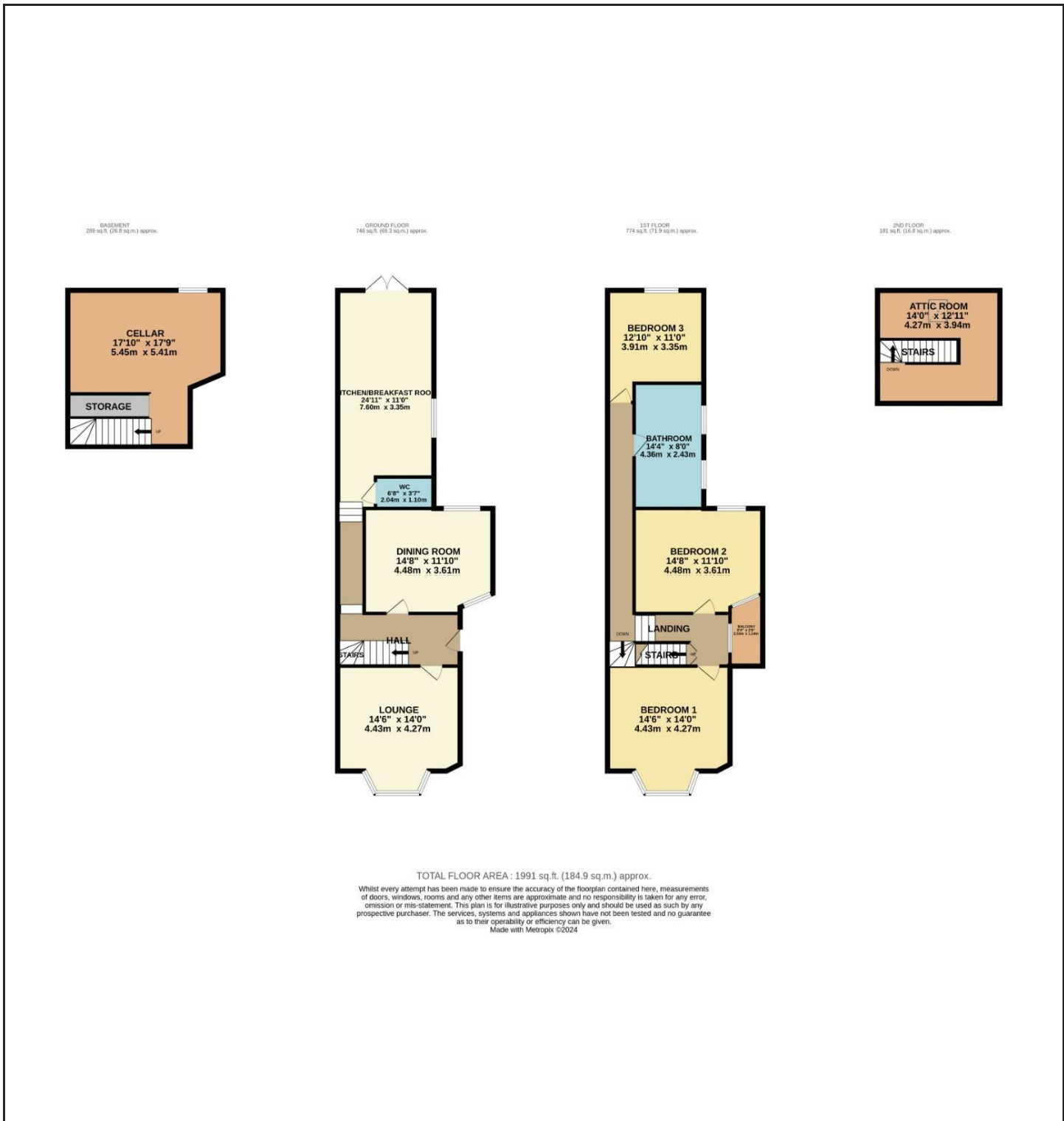
Council Tax Band: D

Energy Efficiency Rating: D

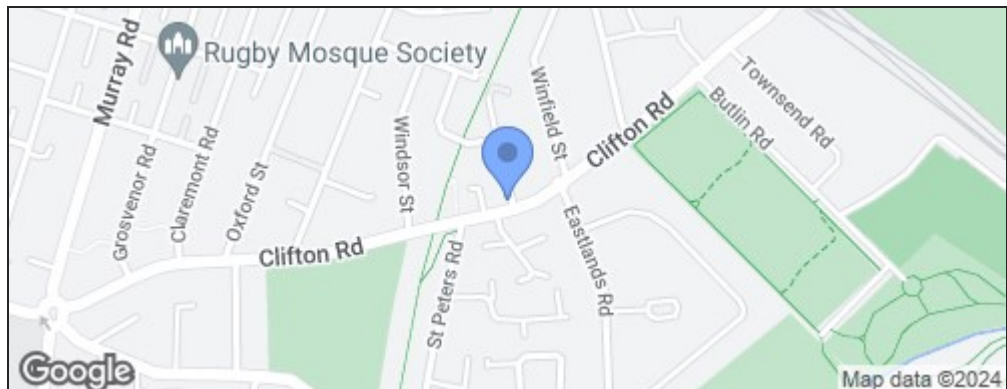








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.