

**2 Park Walk
Town Centre
RUGBY
CV21 2QP**

Guide Price £425,000



- **FOUR BEDROOM**
- **FABULOUS LOCATION**
- **BESPOKE FITTED KITCHEN**
- **GROUND FLOOR W.C.**
- **AMPLE OFF ROAD PARKING**

- **DETACHED PERIOD PROPERTY**
- **NO ONWARD CHAIN**
- **UTILITY ROOM**
- **FRONT AND REAR GARDENS**
- **ENERGY EFFICIENCY RATING E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A rare opportunity to purchase this four bedroom detached period property overlooking Caldecott Park in Rugby town centre. Offered with NO ONWARD CHAIN. This characterful property retains many of its original features and benefits from bay and sash windows, bespoke fitted kitchen/dining room, lounge with feature fireplace, utility room, ground floor w.c. and a stylish first floor bathroom. This property is mainly double glazed and has gas radiator central heating. Externally there are mature gardens to the front and rear with gated access to Park Walk at the front and Newbold Road to the rear where there is, off road parking for several vehicles.

Rugby is ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes walk and offers a regular high speed rail link to London Euston and Birmingham. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Along with the amenities in the centre of Rugby , there are retail parks close by with a cinema, restaurants, gymnasium/health club and a good range of retail outlets.

Accommodation Comprises

Entry via glazed hardwood side entrance door into:

Hallway

Wood flooring. Window to side. Stairs rising to first floor landing. Understairs storage. Radiator. Doors off to lounge and dining room.

Lounge

16'1" x 15'1" (4.91m x 4.60m)

Upvc double glazed bay window with french doors opening to front garden. Wood flooring. Radiator. Coving to ceiling. Feature cast iron fireplace with tiled hearth.

Kitchen / Dining Room

Open Plan.

Dining Area

15'1" x 11'9" (4.60m x 3.60m)

Double glazed sash window to side aspect. French doors opening to the garden. Radiator. Built in shelving. Laminate flooring. Wall lights.

Kitchen Area

14'5" x 9'6" (4.40m x 2.90m)

Fitted with a range of bespoke kitchen units with base and wall mounted units and display cabinets. Solid beech worktops with tiled splash backs. Belfast sink with flexi spray tap over. Chefmaster cooker with electric oven and five piece gas hob with extractor canopy over. Built in fridge/freezer. Built in dishwasher. Cupboard housing wall mounted boiler. Spotlights. Tiled floor. Double glazed sash window to side. Door to:

Rear Lobby

Storage cupboard housing fusebox. Tiled floor. Obscure glazed timber door to garden. Doors off to utility room and w.c.

Utility Room

Two double glazed windows to side. Space and plumbing for a washing machine. Wall mounted gas meter.

Downstairs W.C.

With low level w.c. and wall mounted wash hand basin with mixer tap and storage beneath. Wall mounted vanity storage cupboard. Obscure window to rear elevation.

First Floor Landing

Window to side aspect. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

16'0" x 15'1" (4.90m x 4.60m)

Upvc double glazed bay window to front aspect. Wood flooring. Coving to ceiling.

Bedroom Two

11'9" x 11'8" (3.60m x 3.56m)

Double glazed timber sash window to rear aspect. Radiator. Laminate flooring. Ceiling light with fan.

Bedroom Three

9'6" x 9'6" (2.90m x 2.90m)

Double glazed timber sash window to rear aspect. Laminate flooring. Radiator. Ceiling light with fan.

Bedroom Four

9'10" x 6'11" (3.01m x 2.11m)

Upvc window to side aspect. Radiator.

Bathroom

With suite to comprise; "P" shaped bath with telephone attachment and mixer shower over, pedestal wash hand basin, and low level w.c. Half height wood paneling and tiling to walls. Vinyl flooring. Iron radiator. Spotlights. Obscure double glazed timber sash window to side elevation.

Front Garden

Gated access and pathway leading to entrance door. Mainly laid to lawn with a variety of mature flowers, shrubs, and trees. Patio area with pergola. Feature archway with trellis. External power point. Brick wall and timber fencing to boundaries.

Rear Garden

Mainly laid to paving and gravel. Pathway leading down to the rear of the garden with gated access to off road parking area. Mature flowers, shrubs and trees. Timber shed. Cold water tap. Timber fencing and brick walls to boundaries.

Off Road Parking

Parking area for several vehicles.

Agents Note

Local Authority: Rugby

Council Tax Band: D

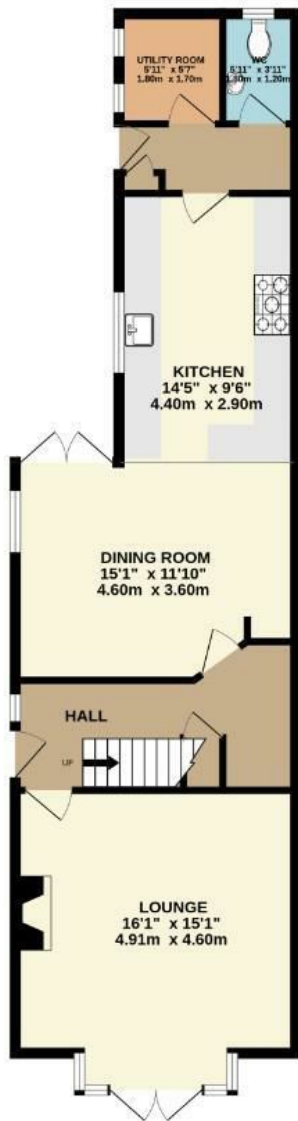
Energy Efficiency Rating: E







GROUND FLOOR
718 sq. ft. (66.7 sq.m.) approx.



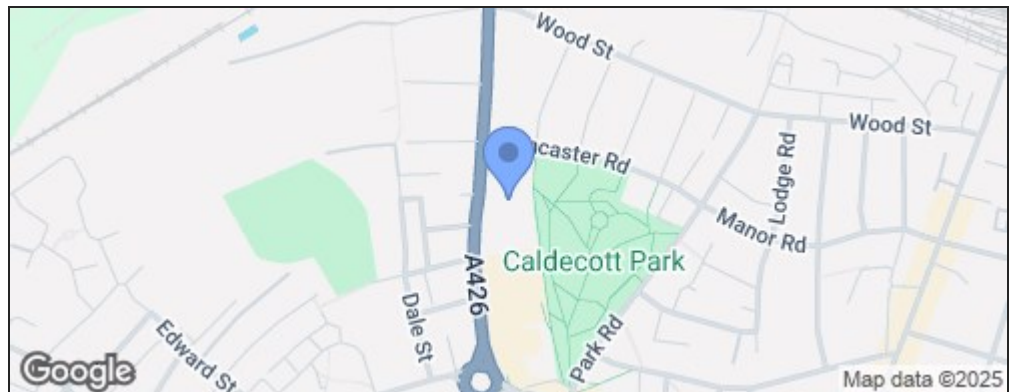
1ST FLOOR
669 sq. ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq. ft. (128.9 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.