

**37 Howkins Road  
Brownsover  
RUGBY  
CV21 1BP**

**Offers Over £200,000**



- **EXTENDED THREE BEDROOM END TERRACE**
- **IN NEED OF MODERNISATION**
- **FAMILY ROOM**
- **UPSTAIRS REFITTED SHOWER ROOM**
- **NO ONWARD CHAIN**

- **LARGE CORNER PLOT**
- **LOUNGE/DINING ROOM**
- **EXTENDED FITTED KITCHEN**
- **GENEROUS GARDENS**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A fantastic opportunity to purchase a three bedroom EXTENDED end terrace property set on this generous corner plot, with NO ONWARD CHAIN. In brief, the accommodation comprises; entrance hall, lounge/diner, family room, extended fitted kitchen with new boiler, three first floor bedrooms, and a refitted shower room. Externally there are front, side and rear gardens, off road parking and a garage. Additionally benefits are upvc double glazing and gas radiator central heating. This property is in need of some modernisation.

Ideally situated with easy access to Rugby town centre and the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes walk away and offers a regular high speed rail link to London Euston and Birmingham. There are shopping facilities close by, at Elliots Field and Junction One retail parks, along with a multi-screen cinema, restaurants and a gymnasium/health club. 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.

### **Accommodation Comprises**

Entry via obscure double glazed door into:

#### **Entrance Hall**

Upvc double glazed window to side aspect. Alarm panel. Radiator. Understairs storage cupboard. Stairs rising to first floor. Door to:

#### **Lounge / Diner**

21'3" x 10'6" (6.50m x 3.21m)

Upvc double glazed bay window to front aspect. Radiator. Wall mounted gas fire. French doors opening into:

#### **Family Room**

9'4" x 8'9" (2.87m x 2.67m)

Upvc double glazed windows to rear aspect. Upvc double glazed door to side. Tiled floor. Radiator. Door to:

#### **Extended Fitted Kitchen**

16'9" x 6'8" (5.13m x 2.04m)

Fitted with a range of base and eye level units with work surface space. Stainless steel sink with mixer tap over. Electric oven. Stainless steel four ring gas hob with extractor hood over. Space and plumbing for a dishwasher. Space for an american style fridge/freezer. New Worcester Bosch boiler. Radiator. Tiled flooring. Larder cupboard. Two upvc double glazed windows to side aspect.

#### **First Floor Landing**

Upvc double glazed window to side aspect.

#### **Bedroom One**

11'4" x 9'9" (3.47m x 2.99m)

Upvc double glazed window to rear aspect. Radiator. Storage cupboard.

#### **Bedroom Two**

9'10" x 9'10" (3.02m x 3.00m)

Upvc double glazed window to front aspect. Radiator.

#### **Bedroom Three**

9'6" x 6'3" (2.90m x 1.91m)

Upvc double glazed window to front aspect. Radiator. Storage cupboard.

**Refitted Shower Room**

Refitted tiled double cubicle with mixer shower. Wall mounted wash hand basin with storage beneath. Low level w.c. Tiled floor. Upvc double glazed obscure window to side elevation.

**Front And Side Gardens**

Mainly laid to lawn. Gated access. Pathway to entrance. Hedges and timber fencing to boundary.

**Side Garden**

Feature pond. Mature flowers and shrubs. Rockery. Access to:

**Garage**

With two adjacent parking spaces.

**Rear Garden**

Mainly laid to hardstanding. Shed.

**Agents Note**

Local Authority: Rugby

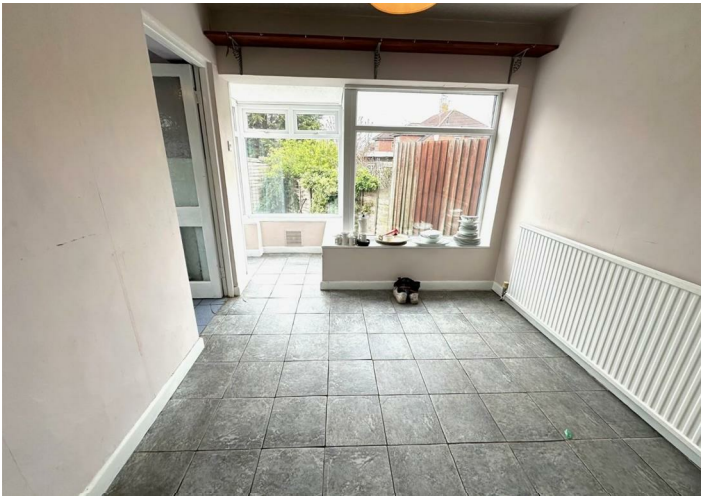
Council Tax Band: B

Energy Efficiency Rating: C





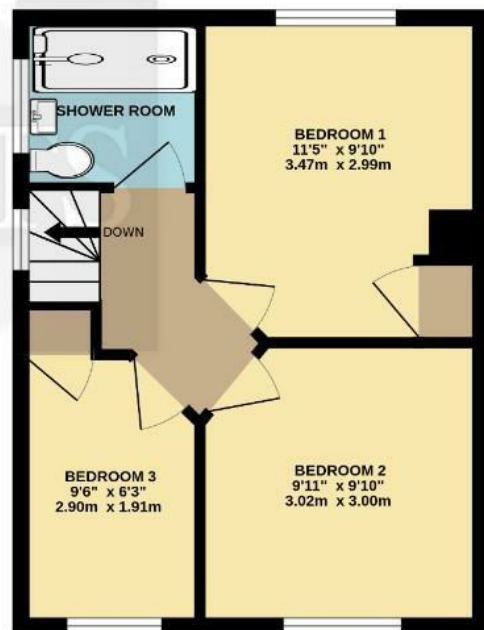
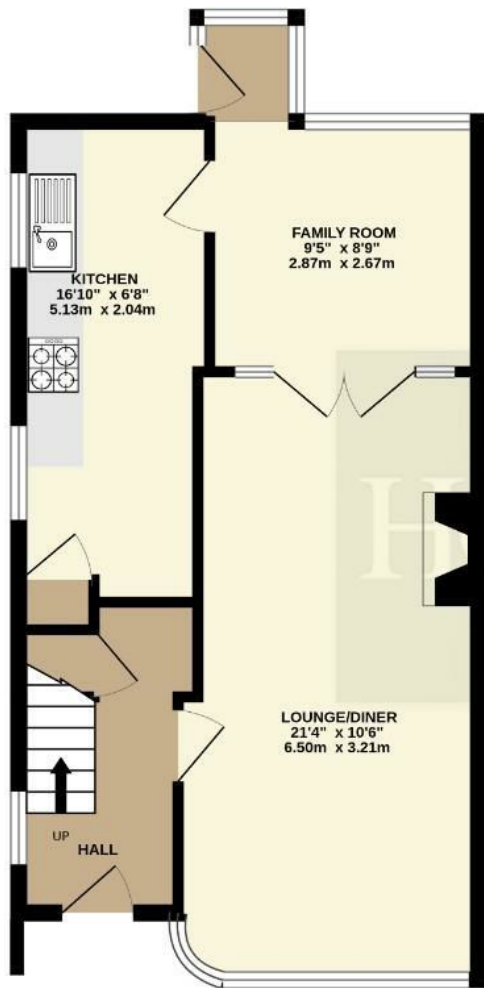






GROUND FLOOR  
476 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.

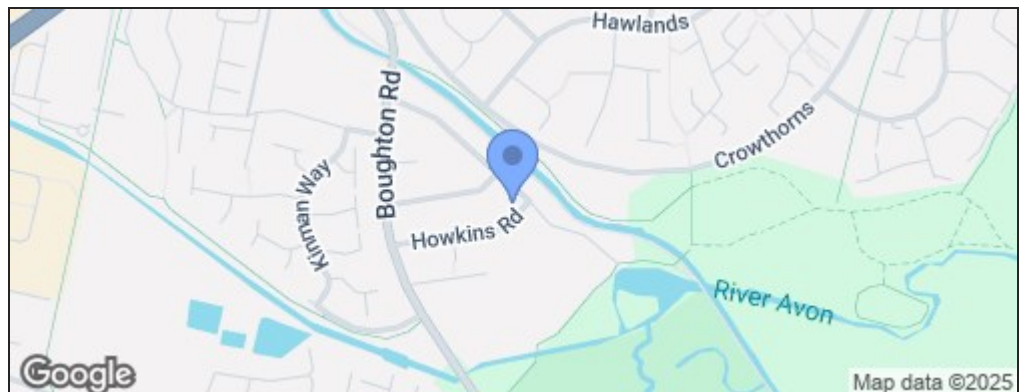


TOTAL FLOOR AREA : 817 sq.ft. (75.9 sq.m.) approx.

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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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.