

**5 Wynne Crescent
Town Centre
RUGBY
CV21 1NS
£262,500**



- **TWO BEDROOM**
- **GROUND FLOOR W.C.**
- **CLOSE TO AMENITIES**
- **ENCLOSED REAR GARDEN**

- **SEMI DETACHED HOME**
- **FITTED KITCHEN**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This stylish two-bedroom semi-detached home offers the perfect blend of modern comfort and unbeatable convenience. Located within easy walking distance of Rugby Railway Station and the Elliot's Field retail park, it's ideally placed for commuters and lifestyle seekers alike. Inside, the property features a well-appointed kitchen with built-in appliances, a cosy lounge, and a practical downstairs cloakroom. Upstairs, you'll find two comfortable bedrooms and a contemporary bathroom. With upvc double glazing, gas central heating, an enclosed rear garden, and off-road parking for two cars, it's as practical as it is appealing. The location is a standout—close to Rugby College, Rugby town centre, major motorway links, and a wealth of amenities within easy reach, including shops, restaurants, a cinema, gym, and excellent schools, making this a superb choice for professionals, couples, or small families.

Accommodation Comprises

Entry via partly glazed composite door into:

Entrance Hall

Dog leg stairs rising to the first floor. Radiator. Nest thermostat control. Doors to:

Cloakroom / W.C.

With suite to comprise; pedestal wash hand basin and low level w.c. Tiling to splash areas. Radiator. Frosted window to front elevation. Karndean style one click flooring. Extraction system.

Kitchen

9'9" x 6'0" (2.98m x 1.83m)

Fitted with a range of base and eye level units with roll top work surface space incorporating a bowl and a half sink unit with mixer tap over. Built in oven, gas hob and stainless steel extractor canopy. Fitted fridge/freezer. Fitted washing machine. Cupboard housing central heating boiler. Window to front aspect. Vinyl one click flooring.

Lounge

13'7" x 13'3" (4.15m x 4.05m)

Fully glazed upvc twin doors opening to rear garden. Two radiators. Understairs storage cupboard. Television point.

First Floor Landing

Access to loft space. Radiator. Doors to bedrooms and bathroom.

Bedroom One

13'6" x 8'6" (4.14m x 2.61m)

Two windows to rear aspect. Radiator. Built in wardrobes. Television point.

Bedroom Two

13'6" x 8'0" (4.12m x 2.44m)

Two windows to front aspect. Radiator. Overstairs storage cupboard.

Bathroom

With three piece suite to comprise; panel bath with mixer shower and shower screen over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Towel radiator. Extractor fan. Frosted window to side elevation. One click vinyl flooring.

Front Garden

Courtyard style. Pathway to entrance. Wrought iron railings. Driveway to side providing off road parking for two vehicles.

Rear Garden

Paved patio area. Mainly laid to lawn with shrub borders. Enclosed by timber panel fencing. Cold water tap. External lighting. Further space to side of garden, ideal for storage.

Agents Note

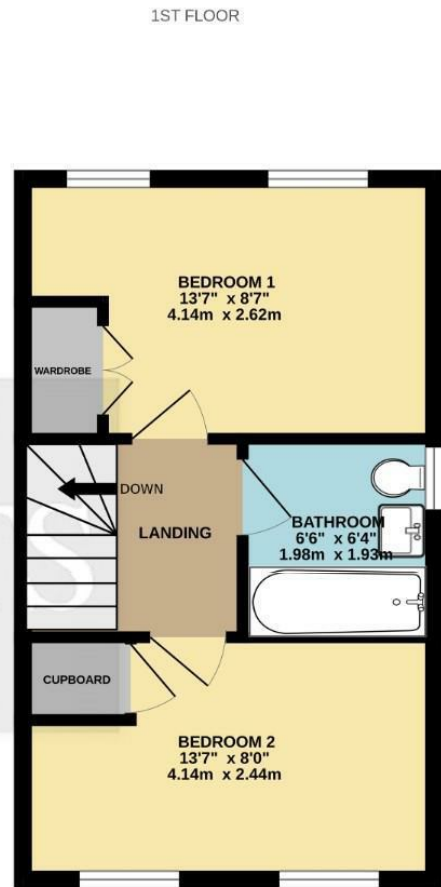
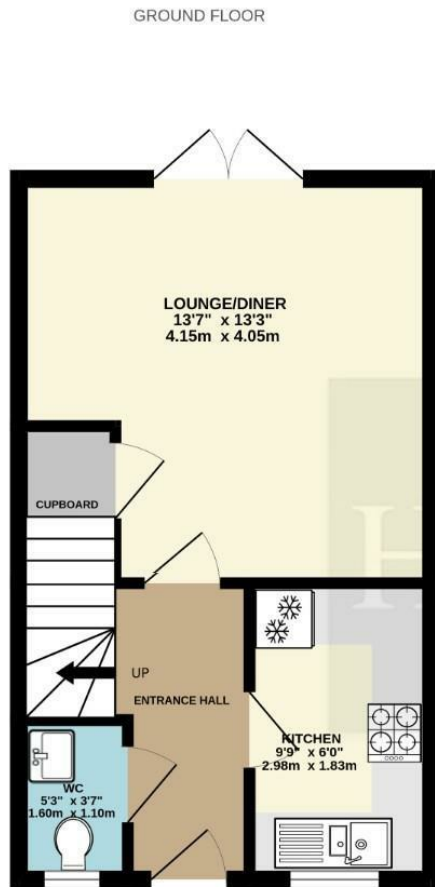
Council Tax Band: B

Energy Efficiency Rating: B









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		96
(81-91) B	82	
(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	



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.