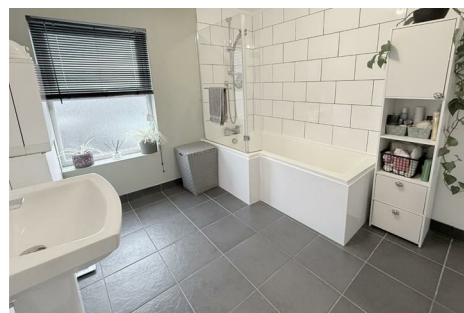
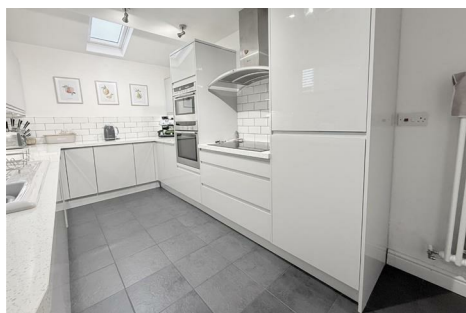


**81 Victoria Street  
Town Centre  
RUGBY  
CV21 2HW  
£225,000**



- **TWO/THREE BEDROOMS**
- **DOUBLE GLAZING**
- **REAR VEHICLE ACCESS**

- **RE FITTED KITCHEN & BATHROOM**
- **GAS CENTRAL HEATING**
- **ENERGY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A beautifully refurbished two/three bedroom mid terrace home, ideally positioned within easy reach of Rugby Town Centre. Thoughtfully updated throughout, this charming property blends modern comfort with practical, flexible living spaces. The accommodation includes an entrance hall, a well appointed fitted kitchen, a generous lounge/dining room perfect for everyday living and entertaining, a stylish refitted bathroom, and three bedrooms. The loft has been professionally converted to provide a versatile third bedroom or home office, ideal for modern working patterns. Externally, the property offers a private, low-maintenance rear garden with useful pedestrian access. Additional benefits include replastered interiors, gas fired radiator heating, and upvc double glazing.

The location is exceptionally convenient, placing the town centre's shops, restaurants, public houses and cultural amenities within a short stroll. Rugby railway station provides fast mainline services to London Euston in around 50 minutes and Birmingham New Street in approximately 30 minutes. The property also offers excellent access to the M1, M6 and M45 motorway networks. Nearby attractions such as Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School further enhance the appeal of this well situated home.

### **Accommodation Comprises**

Entry via composite door.

#### **Entrance Hall**

Stairs rising to first floor. Tiled floor. Radiator with thermostat control. Electricity consumer unit. Door to lounge/dining room.

#### **Lounge/Dining Room**

25'3" x 10'5" (7.72m x 3.2m)

French doors opening to rear garden. Radiator with thermostat control. Coving to ceiling. Door to kitchen.

#### **Lounge Area**

Double glazed bay window to front aspect. Radiator. Log burner (not used). Laminate flooring. Coving to the ceiling.

#### **Dining Area**

Double glazed french doors opening to rear garden. Radiator with thermostat control. Laminate flooring. Replacement doors. Coving to ceiling. Door to kitchen.

#### **Kitchen**

14'4" x 7'10" (4.39m x 2.41m)

Fitted with a range of eye level and base units. One and a half bowl sink unit. Tiled splash backs. "Neff" integrated oven. Electric hob with "Neff" extractor over. Integrated fridge, freezer, washing machine, and dishwasher. Radiator with thermostat control. Double glazed window to side aspect. Further skylight window. Understairs storage cupboard.

#### **First Floor Landing**

Doors off to bedrooms and bathroom. Stairs rising to bedroom three. Understairs storage.

#### **Bedroom One**

13'10" x 11'5" (4.22m x 3.48m)

Two double glazed windows to front aspect. Two radiators.

**Bedroom Two**

11'6" x 6'7" (3.51m x 2.01m)

Double glazed window to rear aspect. Radiator.

**Bathroom**

8'9" x 8'0" (2.69m x 2.44m)

With suite to comprise panelled bath with shower over, pedestal wash hand basin, and low level w.c. Tiled floor. Chrome ladder radiator. Combi boiler. Extractor. Obscured double glazed window to rear elevation.

**Bedroom Three**

12'7" x 10'10" (3.86m x 3.31m)

Skylight window. Radiator. Eaves storage.

**Front Garden**

Brick wall.

**Rear Garden**

Low maintenance garden with, artificial grass, decking area and patio. Enclosed by timber fencing. Rear vehicle access via Clarence Road.

**Agents Note**

Council Tax Band: A

Energy Efficiency Rating: C




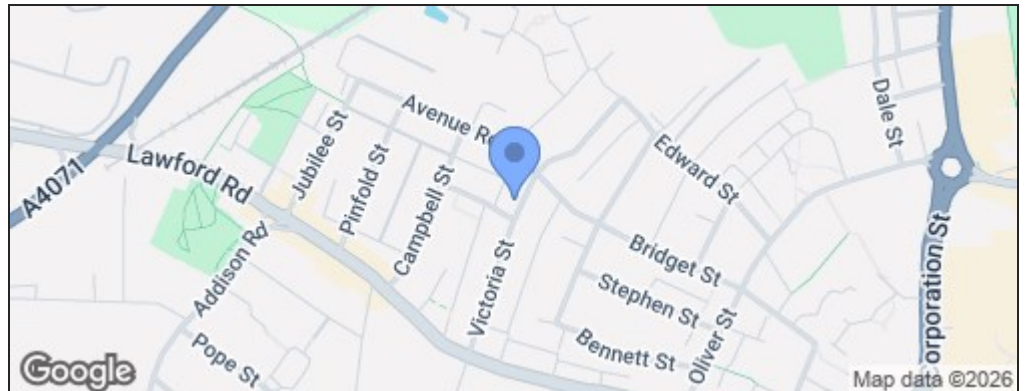








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &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.