# Grosvenor Road,

**Asking Price £295,000**

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# Grosvenor Road, , Rugby

This terraced HMO is located in a sought-after area close to the train station and is in good condition throughout. With a total of six bedrooms two of which have an en-suite, there is plenty of space to accommodate a growing family or to continue operating as a HMO. The kitchen/ diner provides ample storage space and is equipped with all the necessary appliances. This property also benefits from an energy performance certificate rating of D and is situated in council tax band B. The location of this property is highly convenient, with easy access to local amenities, schools, and transport links. Whether you need to commute to work or enjoy leisure activities, this property offers an ideal base.

## Ground floor

### Entrance hall
A communal entrance with access around the property.

### Room 1 12'1" x 10'9" (3.7 x 3.3)
A double room with a bay window to the front of the property and storage space.

### En-suite
With a shower cubicle.

### Room 2 11'9" x 7'10" (3.6 x 2.4)
A double bedroom with lots of storage space in the middle of the property with a large window facing the rear of the property.

## Kitchen diner 18'8" x 8'10" (5.7 x 2.7)
A large communal room with plenty of storage and work surface.

## Shower room 6'6" x 4'11" (2 x 1.5)
With a shower cubicle and tiled walls.

## Room 3 13'1" x 8'10" (4 x 2.7)
A double room to the rear of the property with plenty of storage room.

## First floor

## Room 4 12'5" x 8'10" (3.8 x 2.7)
A double bedroom to the rear of the property with plenty of storage room.

## Bathroom 6'2" x 5'6" (1.9 x 1.7)
With a bath and tiled walls.

## Room 5 9'10" x 12'1" (3 x 3.7)
A double bedroom in the middle of the property with a rear facing window.

## Room 6 15'8" x 12'1" (4.8 x 3.7)
A large double room with loads of storage space and a bay window to the front.

## En-suite
With a shower cubicle.

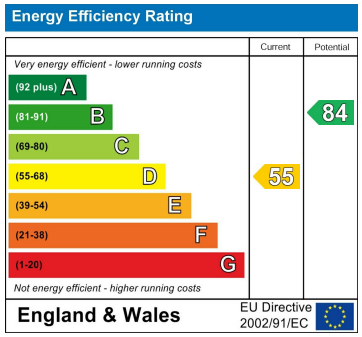
## About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

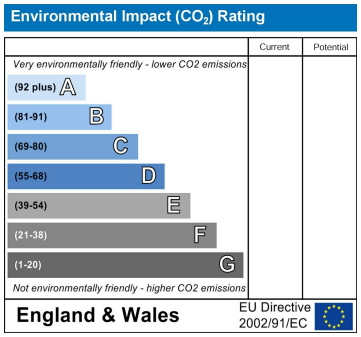
## Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,

Rugby
CV21 2RR

Total floor area 110.3 m² (1,187 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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