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Park Road, Town Centre
Offers Over £455,000

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ESTATE AGENTS

Park Road, Town Centre, Rugby

Nestled on the prestigious Park Road in Rugby, this mid-terrace house exudes historic charm and character. Built in the early 1900s, this property boasts original tile flooring in the hallway, a true testament to its timeless elegance. With three reception rooms and four bedrooms, there is ample space for comfortable living. One of the standout features of this property is its prime location opposite the renowned Caldecott Park, offering a picturesque view from the living room window. Imagine waking up to the lush greenery and tranquillity of the park every day - a true oasis in the heart of the town. The property's heritage, erected at the same time as Caldecott Park, adds to its allure and makes it a unique find in the area. For those seeking a blend of history, charm, and modern comfort, this house on Park Road is a rare gem waiting to be discovered. Don't miss the opportunity to own a piece of Rugby's rich architectural heritage.

Hallway 5'6" x 24'4" (1.70m x 7.44m)

Traditional tiled flooring with black and white border, radiator, stairs rising to the first floor and a traditional wooden stained glass front door.

Living Room 12'1" x 16'6" (3.70m x 5.05m)

Traditional wooden flooring, radiator, stained glass bay window to the front aspect, traditional fireplace, underfloor insulation, traditional coving to the top of the walls and picture rail.

Dining Room 10'2" x 12'0" (3.11m x 3.68m)

Traditional wooden flooring, radiator and UPVC double-glazed window to rear aspect.

W/C

Tiled flooring and half-tiled walls, hand basin, toilet and radiator.



Kitchen 10'7" x 17'5" (3.25m x 5.31m)

Traditional tiled flooring, white bevel edge tiles to splashback areas, two vertical black radiators, two UPVC double-glazed windows to side aspect, a UPVC double-glazed back door to side aspect, space for dishwasher, integrated fridge freezer, integrated washing machine, a four-ring gas hob with overhead extractor, electric oven, an array of black fitted base cupboards and drawers with silver fittings and eye level units above, white worktops, stainless steel sink and drainer unit.

Playroom / Garden Room 10'7" x 13'10" (3.25m x 4.22m)

Carpeted, traditional fireplace, traditional coving to the top of the walls and picture rail and two UPVC double-glazed windows with UPVC double-glazed patio doors between to rear aspect.

Landing 5'2" x 29'9" (1.59m x 9.09m)

Carpeted, loft hatch, storage cupboard and doors leading to all rooms.

Bedroom One 16'0" x 16'10" (4.90m x 5.15m)

William Morris Pimpernel Wallpaper, traditional stained glass bay window to front aspect, traditional fireplace, two radiators and traditional picture rail to the top of the walls.

Bedroom Two 10'7" x 16'2" (3.25m x 4.93m)

Carpeted, UPVC double-glazed bay window to rear aspect, traditional picture rail to the top of the walls, traditional fireplace, and radiator.

Bedroom Three 10'6" x 11'8" (3.22m x 3.58m)

Carpeted, UPVC double-glazed window to rear aspect, traditional picture rail to the top of the walls, traditional fireplace, and radiator.

Bedroom Four 7'7" x 8'8" (2.32m x 2.66m)

Carpeted, UPVC double-glazed window to side aspect, traditional fireplace, and radiator.

Main Bathroom 7'7" x 8'8" (2.32m x 2.65m)

Half-tiled walls - white bevel edge tiles with green tiled border, wood effect flooring, two UPVC double-glazed windows to side aspect, bath, towel radiator, hand basin with overhead light up mirror and shower cubicle.

Garden

A landscaped yin and yang split-level garden with dual patio areas to the rear aspect.

Double Garage

Electric and lighting.

Works completed in the last 6 years

Replaced all windows, except decorative front windows, Replaced external doors, except the decorative front door, Underfloor insulation in front room, New Boiler, Updated water system onto new piping, Half of loft boarded, Chimney was repaired and repointed, Bathroom fixtures upgraded, Shower upgraded and shower surround has been reinforced and waterproofed and upgraded Fibre line for internet into the house.

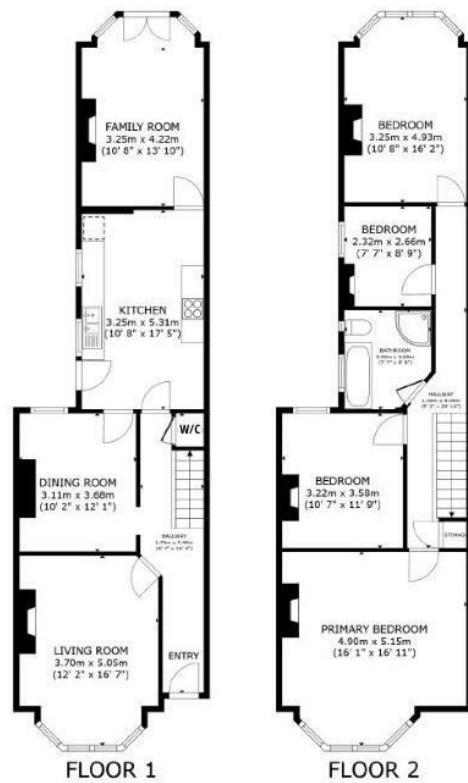


About Rugby

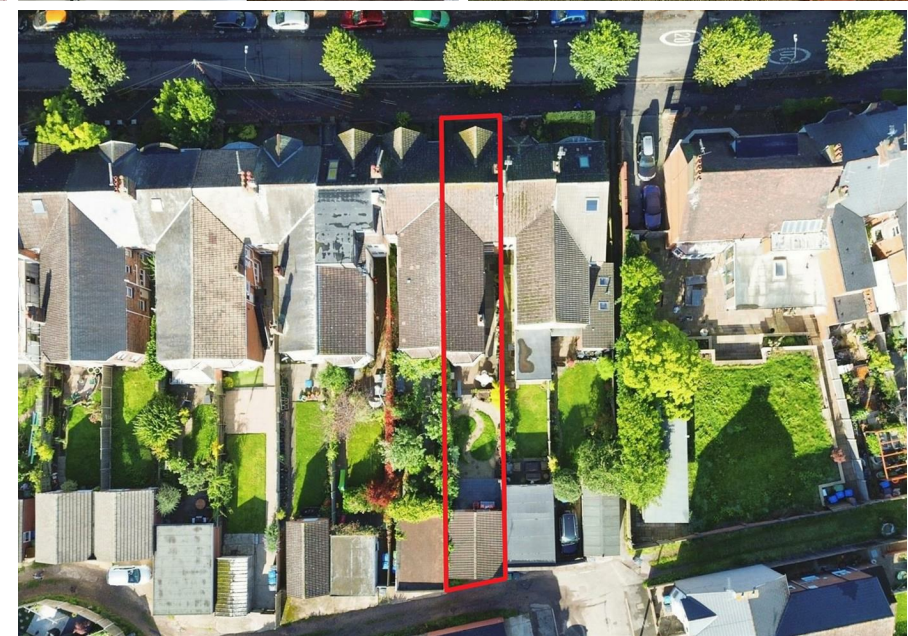
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern 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



GROSS INTERNAL AREA
 FLOOR 1 73.7 m² (793 sq.ft.) FLOOR 2 74.2 m² (798 sq.ft.)
 TOTAL : 147.8 m² (1,591 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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