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Clifton Road, Town Centre  
Guide Price £300,000

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# Clifton Road, Town Centre, Rugby

Complete Estate Agents are proud to introduce this delightful Victorian townhouse, built in 1892, which offers a perfect blend of period elegance and modern living. Spanning an impressive 1,377 square feet, this property boasts an abundance of space, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, each providing a unique atmosphere for relaxation and entertainment. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a formal dining area, or a vibrant playroom for the children.

The property features four well-proportioned bedrooms, ensuring ample accommodation for family and guests alike. Each room is filled with natural light, creating a warm and welcoming environment. The two bathrooms are thoughtfully designed, offering convenience and comfort for busy mornings and evening routines.

The townhouse retains many of its original Victorian features, adding character and charm throughout. High ceilings, decorative mouldings, and large windows are just a few of the delightful details that enhance the home's appeal.

Situated in a desirable location, this property is within easy reach of local amenities, schools, and parks, making it perfect for families and professionals alike. The vibrant town centre of Rugby is just a short walk away, offering a variety of shops, restaurants, and leisure facilities.

In summary, this Victorian townhouse on Clifton Road presents a wonderful opportunity to own a piece of history while enjoying the comforts of modern living. With its spacious layout, charming features, and prime location, this property is sure to attract those seeking a lovely family home in Rugby.

**Entrance Hall 25'3" x 5'2" (7.70 x 1.6)**

**Lounge 15'10" x 11'8" (4.83 x 3.58)**

**Dining Room 13'8" x 10'4" (4.19 x 3.17)**

**Kitchen/Breakfast Room 19'1" x 9'10"**  
**(5.82m x 3.02m)**

**Cellar 23'7" x 16'6" (7.21m x 5.03m)**

**Bedroom One 15'3" x 12'11" (4.67m x 3.94m)**

**Bedroom Two 13'10" x 10'4" (4.22m x 3.17m)**

**Bedroom Three 15'3" x 9'6" (4.67m x 2.92m)**



**Bedroom Four 10'0" x 5'10" (3.05m x 1.80m)**

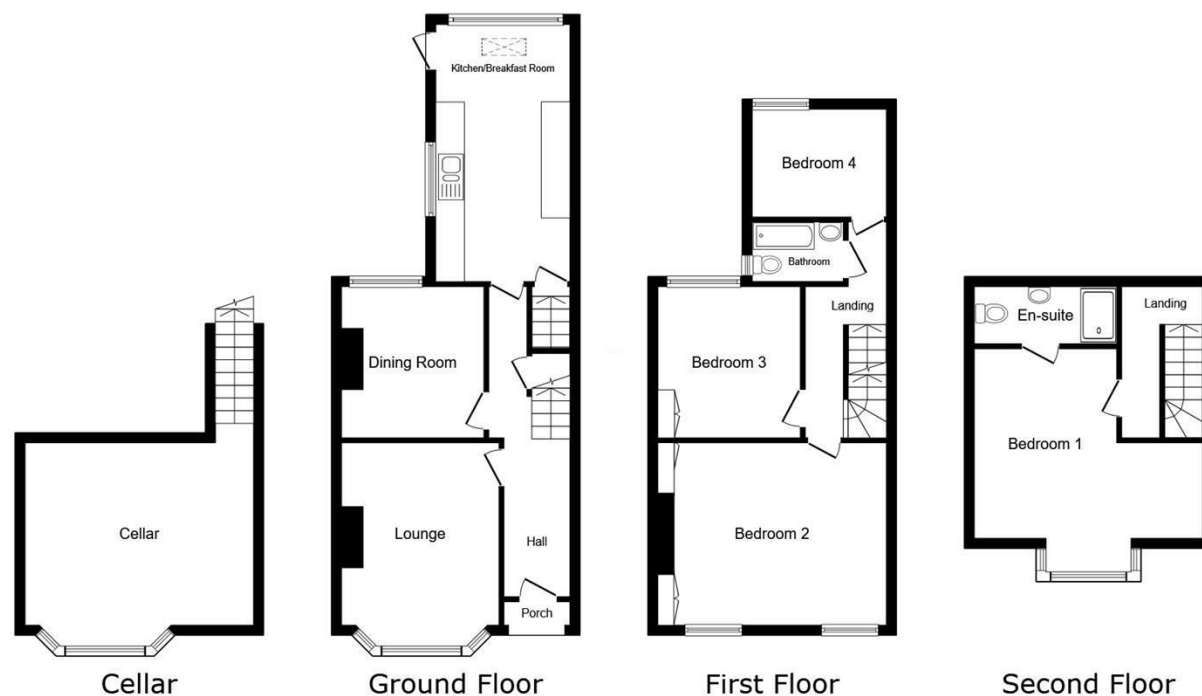
**Family Bathroom 6'5" x 4'7" (1.98m x 1.40m))**

**En-Suite Shower Room 9'6" x 3'6" (2.90m x 1.09m)**

**Garden**







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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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