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Clifton Road, Town Centre
Guide Price £415,000

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ESTATE AGENTS

Clifton Road, Town Centre, Rugby

Complete Estate Agents are pleased to offer for sale Clifton Road in Rugby, this impressive five-bedroom town house offers a perfect blend of original features, modern living in over 2100 sq ft. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The heart of the home is undoubtedly the expansive 21 ft kitchen, which is ideal for family gatherings and culinary adventures. The property boasts five well-proportioned bedrooms, ensuring that there is plenty of room for family and guests alike. The two bathrooms add convenience, making morning routines a breeze. Additionally, the house features a cellar, providing extra storage or potential for further development. A notable highlight of this residence is the garage, offering secure parking and additional storage options. The original features throughout the home add character and charm, making it a unique find in the area. This delightful town house is perfect for families or anyone seeking a spacious and inviting home in a desirable location. With its blend of traditional elegance and practical amenities, this property is sure to impress. Don't miss the opportunity to make this wonderful house your new home.

Entrance Hall

Lounge 16'11" x 12'11" (5.18m x 3.96m)

Oak flooring. Feature fireplace. Sash window to front.

Dining Room 12'11" x 10'11" (3.96m x 3.35m)

Radiator. Fireplace. Stripped floors. Upvc patio doors to rear.

Kitchen / Breakfast Room 21'7 x 10'4 (6.58m x 3.15m)

An array of base cupboards and drawers. Space for a range style cooker. Plumbing for an automatic washing machine amd dishwasher. Tall larder unit. Sink unit. Windows to side door to



Cellar

Access from kitchen. Power and light connected. Useful storage room.

Rear Lobby 8'0" x 2'7" (2.44m x 0.79m)

Door to rear garden .

Bathroom

Low flush WC. Wash hand basin. Panelled bath. Radiator. Window to rear

First Floor Landing

Main Bedroom 16'11" x 12'11" (5.18m x 3.96m)

Natural wood flooring. Original fireplace . Sash windows to front.

Bedroom Four 12'11" x 10'11" (3.96m x 3.35m)

Fireplace. Window to rear.

Bedroom Five 10'5" x 10'5" (3.2 x 3.18)

Window to rear.

Bathroom

Stand alone bath. Wash hand basin. Walk in glazed shower.

Second Floor

Galliered landing

Bedroom Two 16'0" x 12'11" (4.88m x 3.96m)

Window to front.

Bedroom Three 12'11" x 10'11" (3.96m x 3.35m)

Window to rear.

Garden

Patio with small lawn to the rear. Access to

Garage

Rear vehicular access.



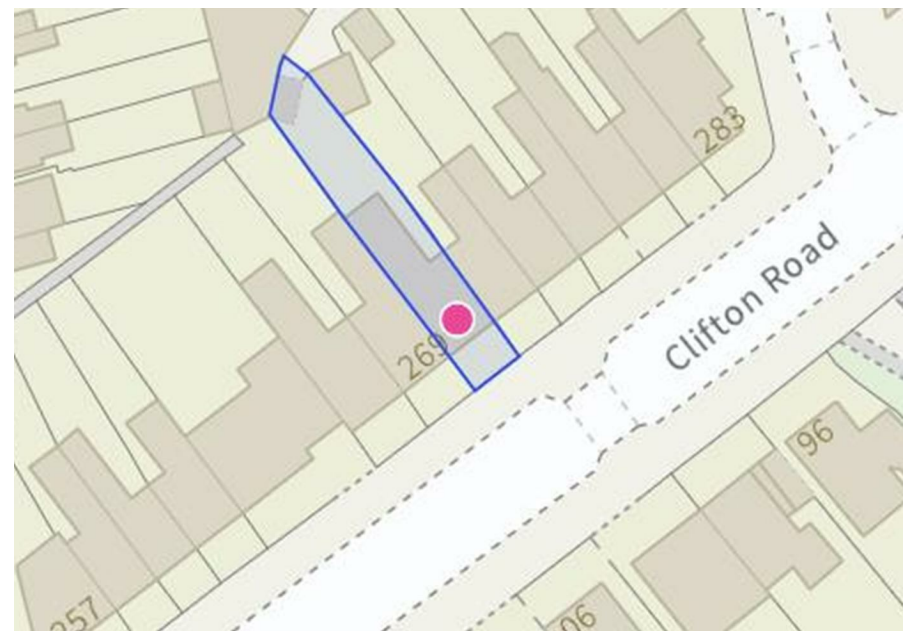
About Rugby

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



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	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 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.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

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