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Cambridge Street, Town Centre
Offers Over £180,000

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Cambridge Street, Town Centre, Rugby

Nestled on Cambridge Street in the charming town of Rugby, this delightful two-bedroom Victorian terrace house offers a perfect blend of character and modern living. Upon entering, you are welcomed into a spacious reception room that exudes warmth and charm, making it an ideal space for relaxation or entertaining guests. The property boasts an impressive extended kitchen, enhanced by a rooflight window that floods the area with natural light, creating a bright and inviting atmosphere. This well-designed kitchen is perfect for those who enjoy cooking and dining, providing ample space for culinary creativity. Both bedrooms are generously sized, offering comfortable retreats for rest and relaxation. The bathroom is well-appointed, ensuring convenience for residents and guests alike. The house is double glazed throughout, providing energy efficiency and a peaceful environment, while the gas central heating ensures warmth during the cooler months. One of the standout features of this property is its prime location. Situated close to Rugby Railway Station, it offers excellent transport links for commuters and easy access to the vibrant amenities of Rugby town centre. Whether you are looking for a first home or a charming investment property, this Victorian terrace is sure to impress with its blend of period features and modern comforts. Don't miss the opportunity to make this lovely house your new home.

Lounge 11'10" x 10'0" (3.63 x 3.05)

leading through to:

Dining Room 10'11" x 10'0" (3.33 x 3.05)

Enter via glazed front entrance door. Upvc double glazed window to the front elevation. Dado rail. Coving to ceiling. Wall lights. Radiator.

Kitchen 9'1" x 8'9" (2.79 x 2.69)

Fitted with a range of modern eye and base level units. Single sink and drainer with swan neck tap over and cupboard beneath. Four ring gas hob. Electric fan assisted oven. Space and plumbing for automatic washing machine. Integrated dishwasher. Inset spotlights to ceiling. Skylight. Double glazed door opening onto the rear garden. Door leading through to:



Shower Room

Comprising of a corner shower cubicle, close coupled w.c. and pedestal wash hand basin. Chrome heated towel rail. Opaque Upvc double glazed window to the side elevation.

First Floor

Doors To

Bedroom One 12'9" x 10'11" (3.91 x 3.33)

Upvc double glazed window to the front elevation. Coving to ceiling. Radiator.

Bedroom Two 12'9" x 11'10" (3.91 x 3.61)

Upvc double glazed window to the rear elevation. Useful storage cupboard. Coving to ceiling. Radiator.

Front

Small fore garden enclosed by dwarf brick wall.

Rear Garden

Laid to lawn. Hard standing for timber garden shed. Shared access for adjoining properties.

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.

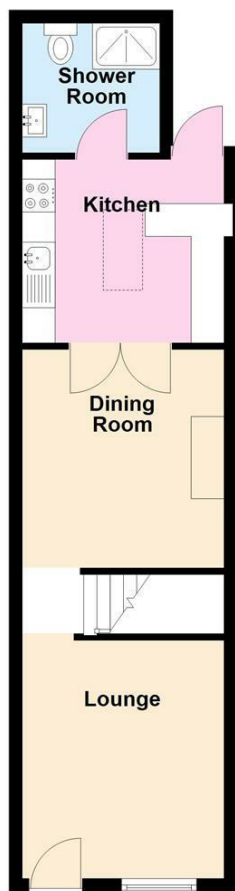
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR





Ground Floor



First Floor



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	88

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.

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