



36 Winfield Street , Rugby, CV21 3SJ

Welcome to this delightful terraced house, currently listed for sale and maintained in good condition. This warm and inviting abode boasts three bedrooms, one bathroom, two reception rooms, and a kitchen. The property is ideal for families, couples, first-time buyers, and investors alike.

Step inside to discover a blend of comfort and charm. The first reception room is a haven of relaxation with large windows, a cosy fireplace, and high ceilings that enhance the sense of space. The second reception room offers a tranquil view of the garden through its large windows, providing a serene backdrop for your evenings.

The heart of the home, the kitchen, is abundant with natural light, making your cooking experiences bright and cheerful. It's a large space, perfect for those who love spending time in the kitchen whipping up delicious meals.

Guide price £220,000

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- Traditional Bay Fronted Mid Terraced
- Entrance Hall
- Fitted Kitchen
- Close to Town Centre & Train Station
- Ideal First Time/Investment Purchase
- Three Bedrooms
- Lounge
- Spacious Family Bathroom
- Dining Room
- Rear Garden

Entrance Hall

14'7" x 2'10" (4.47 x 0.87)

Bathroom

10'1" x 6'9" (3.09 x 2.08)

Lounge

13'9" x 9'9" (4.20 x 2.98)

Dining Room

13'1" x 11'11" (4.00 x 3.65)

Kitchen

18'5" x 6'10" (5.63 x 2.10)

Bedroom One

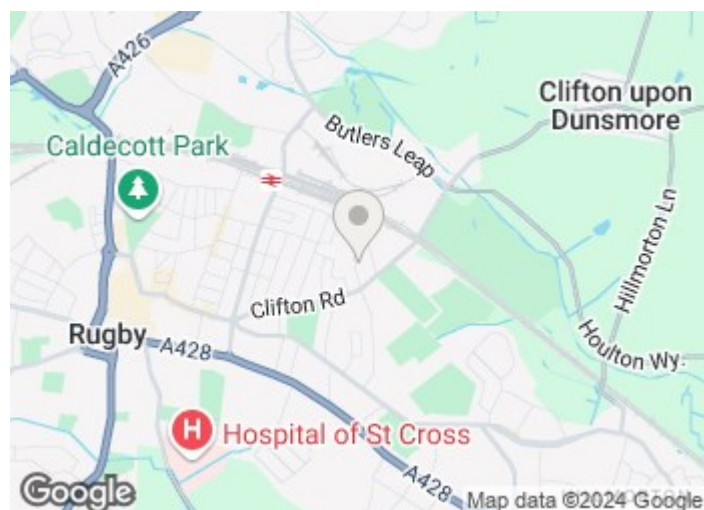
11'11" x 11'6" (3.65 x 3.53)

Bedroom Two

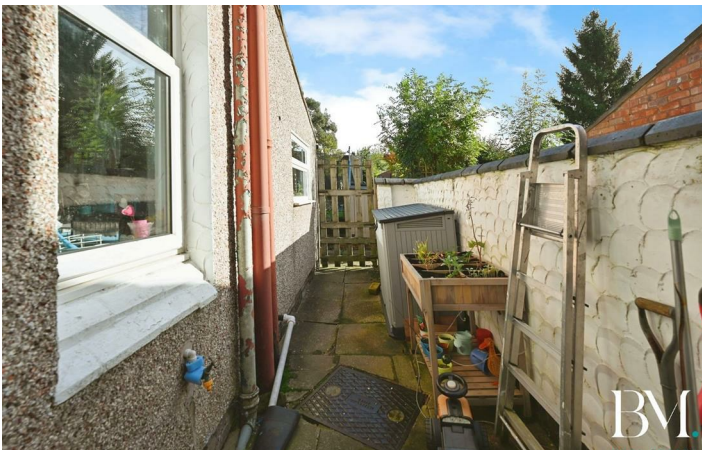
11'7" x 10'7" (3.55 x 3.23)

Bedroom Three

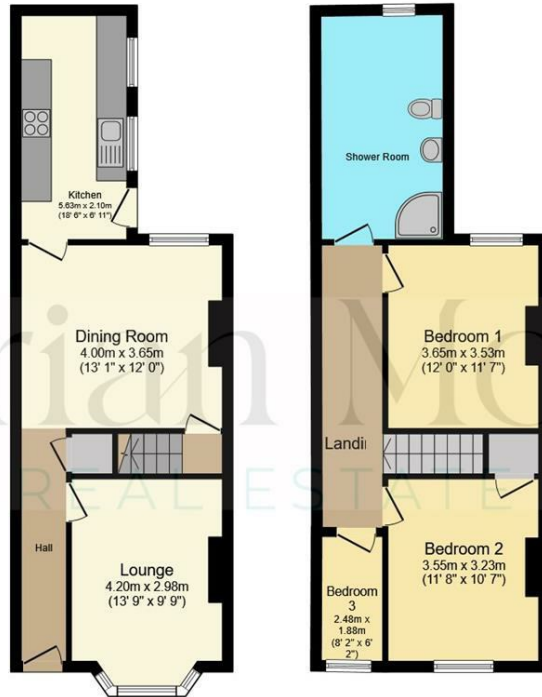
8'1" x 6'2" (2.48 x 1.88)



[Directions](#)



Floor Plan



Ground Floor
Floor area 43.5 sq.m.
(468 sq.ft.)

First Floor
Floor area 46.7 sq.m.
(503 sq.ft.)

TOTAL: 90.2 sq.m. (971 sq.ft.)

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

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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	

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	