



263 Clifton Road , Rugby, CV21 3QY

A beautifully presented, four-storey, Edwardian terrace, combining timeless character with spacious, versatile living – perfectly positioned close to Rugby town centre, train station and excellent schools.

This elegant bay-fronted home offers generously proportioned rooms, high ceilings, and a superb layout across four floors, with four double bedrooms, making it ideal for modern family living.

On the ground floor, there are two inviting reception rooms with feature fireplaces, and a breakfast kitchen, complemented by a fully tanked converted cellar – currently utilised as a stylish home office – with power and lighting, a WC and double doors opening to the outside.

Guide price £450,000

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- Elegant four-storey Edwardian terrace with bay frontage
- Fully converted, tanked cellar with WC & garden access - ideal home office
- Contemporary refitted family bathroom
- Direct 50-minute train service from Rugby to London Euston
- High ceilings & generously proportioned rooms throughout
- Four well-sized, double bedrooms across two upper floors
- Low-maintenance rear garden with decked patio & astro-turf lawn
- Two spacious reception rooms & breakfast kitchen
- Top-floor suite with walk-in wardrobe & refitted en-suite
- Prime location near Rugby town centre, train station & excellent schools

Entrance Hall

Sitting Room

15'1" x 13'1" (4.60 x 4.00)

Dining Room

12'9" x 10'9" (3.89 x 3.30)

Breakfast Kitchen

19'7" xx 10'2" (5.99 xx 3.10)

Cellar & WC

14'9" x 12'5" (4.50 x 3.80)

Bedroom Two

16'11" x 15'1" (5.17 x 4.60)

Bedroom Three

13'1" x 10'10" (3.99 x 3.31)

Bathroom

12'0" x 6'11" (3.68 x 2.11)

Bedroom Four

10'1" x 8'2" (3.08 x 2.51)

Bedroom One

11'2" x 10'11" (3.41 x 3.33)

En-Suite

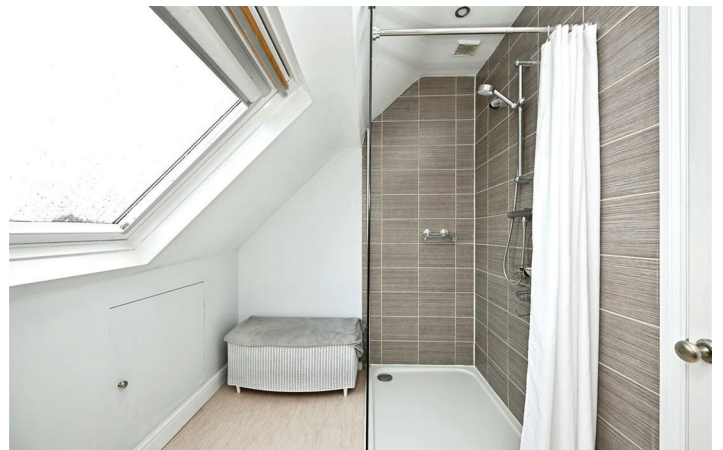
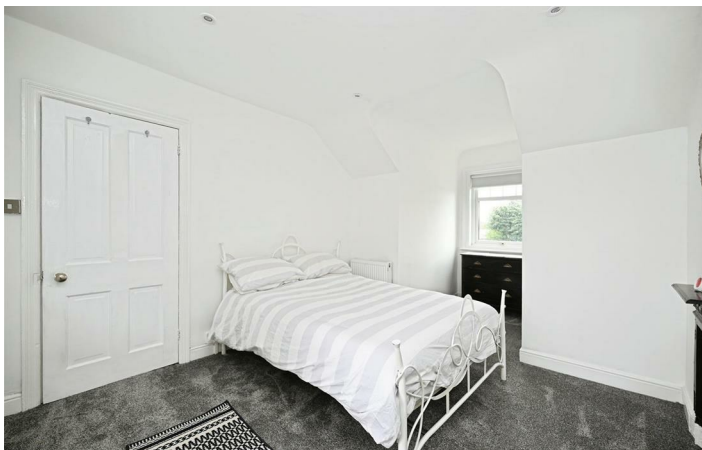
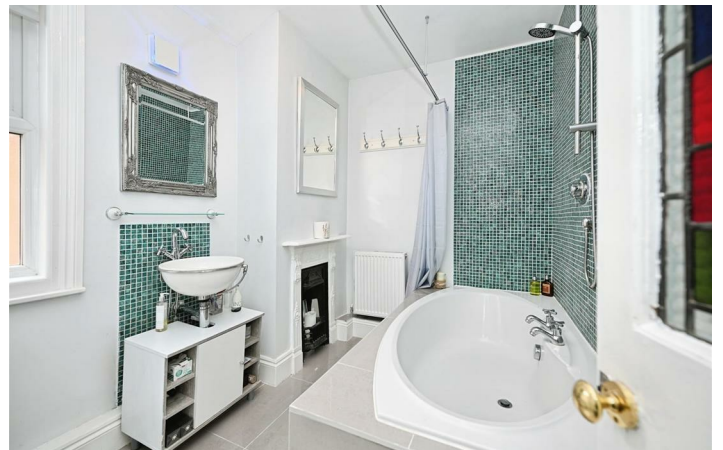
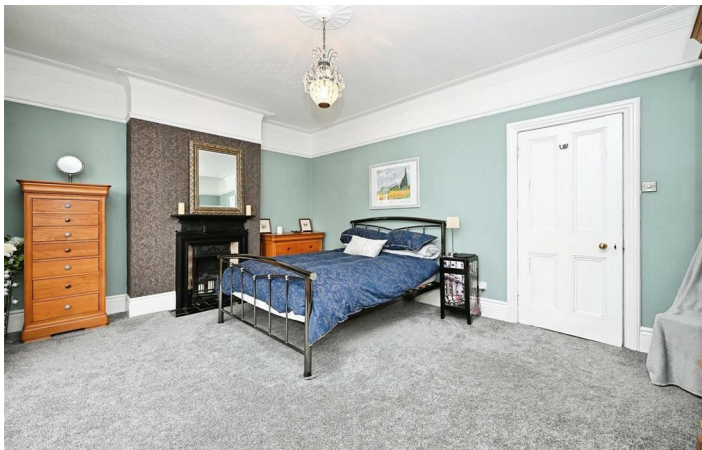
9'6" x 6'2" (2.90 x 1.90)

Walk In Wardrobe

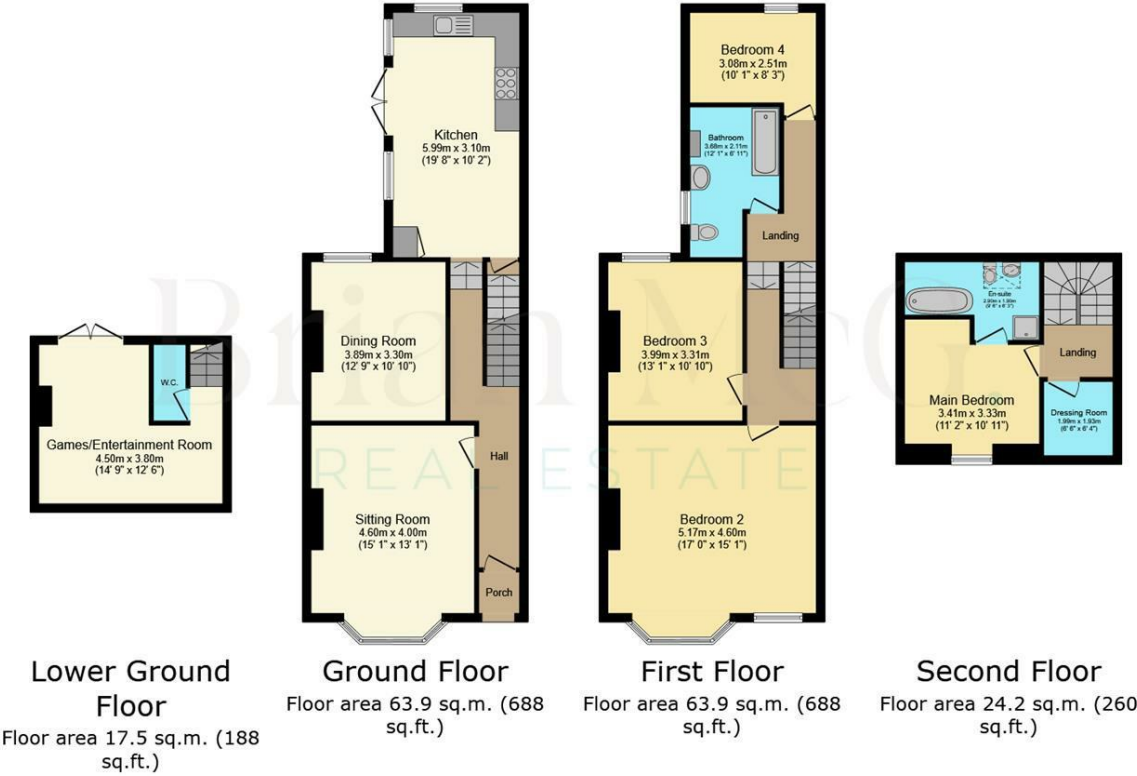
6'6" x 6'3" (1.99 x 1.93)



Directions



Floor Plan



Total floor area: 169.5 sq.m. (1,824 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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