



14 Bridge Street, Rugby, Warwickshire, CV21 3NR

HOWKINS &
HARRISON

14 Bridge Street,
Rugby, Warwickshire,
CV21 3NR

Guide Price: £180,000

A well presented two/three bedroom mid terrace property situated in a quiet location close to Rugby Town Centre, offering two reception rooms, a downstairs bathroom and an optional third bedroom/dressing room or home office on the first floor.

Features

- Popular residential location
- Town centre location
- Close to the railway station, ideal for the commuter
- Two/three bedrooms
- Two reception rooms
- Downstairs bathroom
- Enclosed rear garden
- UPVC Double glazing
- Gas central heating



Location

Bridge Street is ideally located within walking distance of Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north.



Ground Floor

The UPVC front door opens in to into a welcoming sitting room, with wooden flooring, built-in corner cupboards and a large window to the front aspect which affords plenty of natural light. An opening leads through to a stairwell, which in turn provides access to the dining room, which has a continuation of the wooden flooring and a window to the rear elevation, providing views over the garden. There is useful understairs storage with double opening doors. Beyond the dining room is the kitchen which is fitted with a range of beech effect base and eye level units with complementary work surface over. Fitted appliances include a built-in oven and an electric hob. There is space and plumbing for a washing machine and an undercounter fridge/freezer. An opening gives way to an inner lobby where there is a door to the outside along with a door to the downstairs bathroom, which comprises of a P shaped

panelled bath with glass shower screen and shower over, pedestal wash hand basin and WC. There is tile effect flooring and complementary, part tiling to the walls.

First Floor

The first floor provides access to the bedrooms, two of which are doubles, with one located to the front and the other to the rear overlooking the garden. The third bedroom is accessed from bedroom two, which has multiple uses and could alternatively be used as a dressing room or home office. There is a built-in storage cupboard and a window with views over the garden.

Outside

To the front the property is enclosed by a low-level brick wall with wrought iron gates. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with a patio area providing an ideal outdoor seating space. A paved pathway runs the length of the garden and leads to a wooden gate, beyond this is a walkway to the left which leads to a shared gate/alleyway, which in turn leads onto Bridge Street.

Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

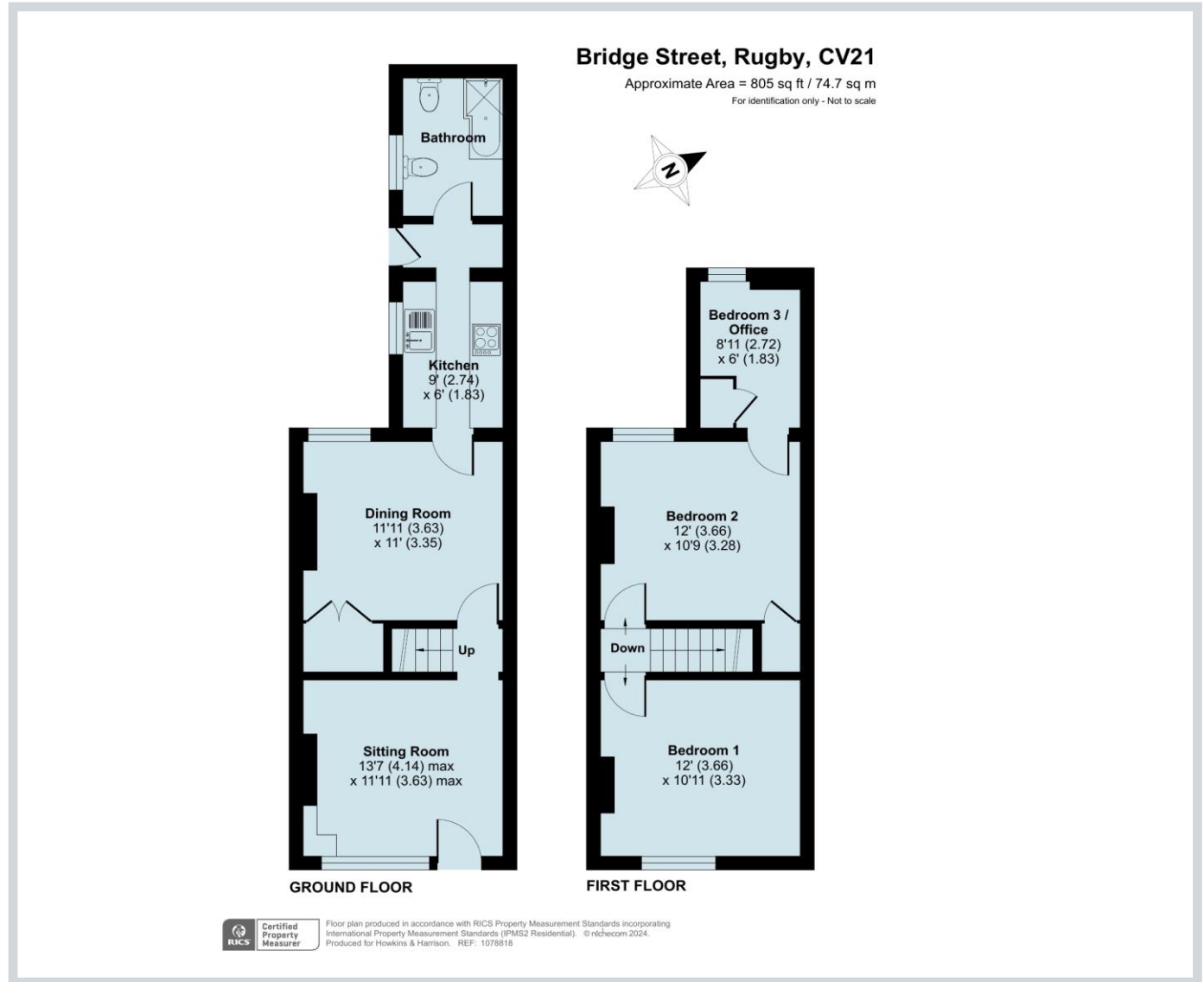
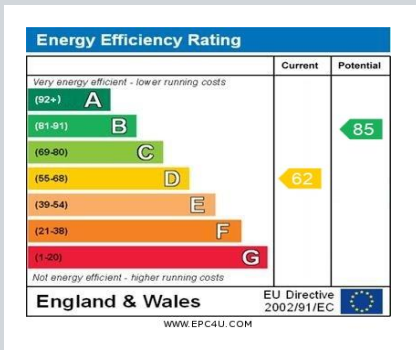
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.