



107 Clifton Road, Rugby, Warwickshire, CV21 3QH

HOWKINS &  
HARRISON



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Guide Price: £550,000

A charming five bedroom, three storey period property dating back to 1800's with original features, located on the sought after Clifton Road. This charming townhouse is a true gem waiting to be discovered, offering spacious living accommodation over three floors and further benefitting from a large, two room basement, generous rear garden and a double garage. As you step inside, you'll be greeted by two reception rooms that are perfect for hosting guests or simply unwinding after a long day. Conveniently located just a short stroll away from Rugby Town Centre, Lawrence Sheriff School, and the prestigious Rugby School, this home is ideal for those seeking a vibrant and well-connected lifestyle. Rugby train station is in close proximity, where the commute time to London Euston can be as little as 50 minutes.

### Features

- Two reception rooms
- Kitchen with scope to extend
- Five double bedrooms
- Two bathrooms
- Double glazing
- Original features
- Stripped pine doors
- Basement with separate rooms and bathroom
- Brick-built double garage to rear
- Large, walled rear garden



## Location

The property is located on Clifton Road which has a variety of amenities within walking distance including a general store and post office, public house, church and park. Ideally located with easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6 and for Rugby Train Station, which is within walking distance, with its frequent service to London Euston which takes just under 50 minutes. Rugby Town centre is also within walking distance and offers an extensive range of shopping facilities including an independent quarter. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Rugby High School, Lawrence Sheriff School, Princethorpe College and the world famous Rugby School.



## Ground Floor

The entrance hall provides access to two spacious reception rooms, one being the main sitting room, located to the front aspect with a large bay with two large windows affording plenty of natural light. There are original cornices to the ceiling and original picture rails. A feature fireplace with a flame effect gas fire inset provides a welcoming focal point to the room. The second reception room, also benefitting from original features, is currently used as a home office/study and has a window overlooking the rear garden. The kitchen, located to the rear, offers potential to extend out to the side of the property (subject to obtaining the relevant planning consent), currently fitted with a range of wooden base and eye level units, incorporating numerous cupboards and drawers with complementary work surface over and space for a range style cooker. There is ample space for a dining table and chairs and French doors providing access to the rear garden, which can also be accessed from the side of the entrance hall, which also has a useful storage cupboard and stairs rising to the first floor, along with a staircase leading down to the basement, which has two separate rooms that have multiple uses, with the potential to create a third, and a bathroom fitted with a bath, double shower enclosure, WC and a wash hand basin. A door provides access to the outside which provides the basement with its own separate entrance offering further potential for this to be used as additional living accommodation separate from the main house. From the basement steps lead up to the rear garden.







## First Floor

The first floor landing has doors leading to three of the double bedrooms and a shower room. The master bedroom is extremely spacious and is located to the front elevation, with two large windows flooding the room with plenty of natural light. Bedroom four and five both have windows overlooking the garden to the rear. From the landing a further staircase leads to the second floor landing where there are two additional bedrooms. Bedroom two overlooks the front aspect, whilst bedroom three is situated to the rear. The shower room comprises of a corner wash hand basin inset into a vanity unit with cupboard beneath and a shower enclosure, directly next to which is a separate WC.



## Outside

To the front, the property is enclosed by a low-level brick wall, with a block paved area which offers the potential to be converted to off-road driveway parking, subject to obtaining the relevant planning permissions. From here steps lead up to the front door. The walled rear garden is extremely generous and mainly laid to lawn. Directly to the rear of the kitchen is a patio area, part laid to gravel and part brick, which provides an ideal space for outside dining and entertaining. A low level brick wall separates the patio area from the main lawn and is well screened by a combination of maturing planting and trees, giving a distinct private feel. A paved pathway leads down to the end of the garden, which in turn provides access to the double brick-built garage.





