



8 Elsee Road, Rugby, Warwickshire, CV21 3BA

HOWKINS &  
HARRISON



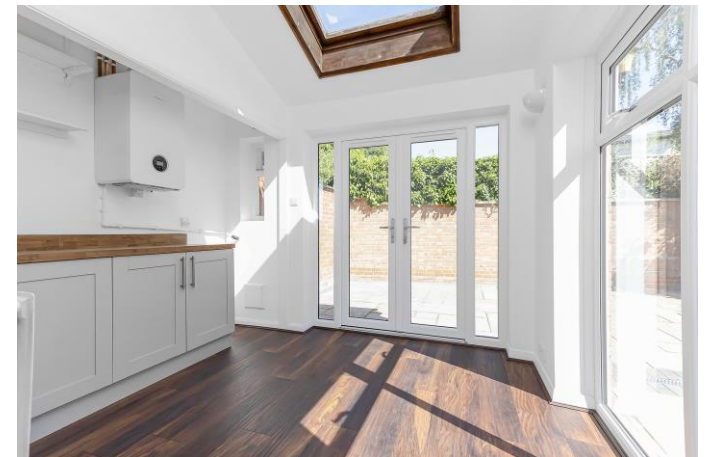
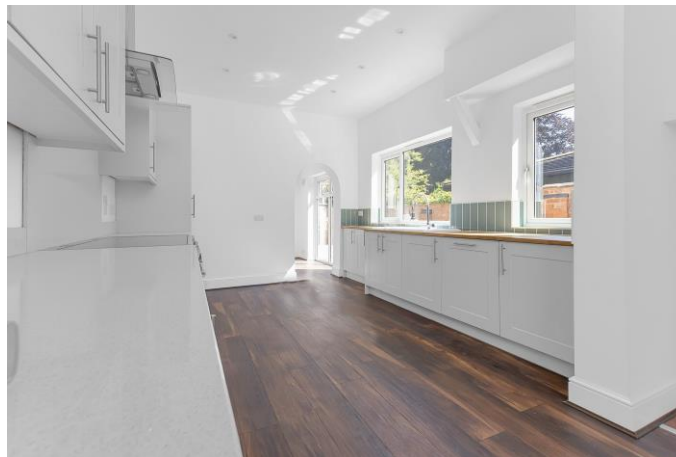
8, Elsee Road, Rugby, Warwickshire,  
CV21 3BA

Guide Price: £635,000

An attractive, six bedroom Edwardian villa with accommodation set over three floors and many original features. The property has been recently renovated and redecorated throughout, and is located on one of the most sought after roads in Rugby within walking distance of the town centre, Rugby School, and Rugby train station with its frequent service to London Euston.

### Features

- Renovated throughout
- Light and spacious accommodation
- Large sitting room leading to spacious dining room
- Six bedrooms and three bathrooms (one en-suite)
- Utility room
- New grey shaker style kitchen
- New 'Leisure Cookmaster range cooker and new extractor fan
- Some original sash windows
- Open fireplaces to sitting room and dining room
- Original doors, coving, cornicing
- New carpets
- New windows to the rear ground and first floor
- Wood effect flooring to entrance hall
- Newly installed central heating boiler
- Pretty walled courtyard garden
- Walking distance to the town centre



## Location

The property is located on Elsee Road, one of the most sought-after locations in Rugby, it being a quiet no-through road hidden away in the centre of town. Within walking distance of the property are all the shops and amenities the town has to offer, including high street and independent retail outlets, a good selection of pubs, bars and restaurants, and sports and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Lawrence Sheriff, a grammar school for boys, and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for Girls and a good range of state and independent schools for all ages are available just a short drive or bus journey away. The property is also well positioned for the commuter with easy access to the motorway network (M1, M45, and M6) and excellent rail links from Rugby station, including a regular high speed service to London Euston in under 50 minutes.

## Outside

The front of the property features a block paved courtyard garden set behind a low-level brick wall. A shared alleyway gives access to the rear of the property. The rear garden is an attractive, low maintenance L-shaped walled courtyard garden.



## Ground Floor

Double doors open to a small porch with original door bell and terracotta floor tiles. This gives access to a large hallway which has wood effect flooring, an original corniced archway, and impressive panelled staircase rising to the first floor. An original door leads to the sitting room which has many original features, including bay sash windows, an open fire, ceiling rose, picture rail, coving, and bi-fold double doors to the dining room. The dining room also has an open fireplace and original glazed doors leading to the rear garden. The kitchen has been recently re fitted with pale grey shaker style units with a combination of white quartz and solid wood worktops, and includes a new Leisure Cookmaster range style cooker with extractor fan above. From the kitchen, an archway leads

to a spacious utility area with further pale grey units and plumbing facilities. A UPVC glazed picture window overlooks the rear garden and patio doors provides access.

## First Floor

A spacious landing with original features and glazed roof lantern leads to four bedrooms and the family bathroom. The master bedroom has a walk-in wardrobe and further door to a three piece en-suite which is part tiled. Bedroom two has an original cast iron fireplace and attractive bay window to the front. Bedroom three is located to the rear of the property and houses the hot water cylinder, whilst bedroom four is currently being used as a study and has attractive original shelving to one wall and a period style radiator.

The family bathroom has been refitted and features metro style tiling and part tongue and groove panelling to the walls, complemented by deco patterned tiling to the floor, obscure sash windows, a claw foot slipper bath with freestanding contemporary tap, and period style wash hand basin, WC, and radiator.

## Second Floor

The landing provides loft access and doors to a large double bedroom with double glazed windows, a feature fireplace with original cupboard to one side, and fitted louvre wardrobes. The second bedroom has a feature fireplace and fitted wardrobes. A bathroom features a double shower enclosure, wash hand basin set into granite topped vanity units, WC, mirrored bathroom cabinet and heated towel rail.







## Outside

The front of the property features a block paved courtyard garden set behind a low-level brick wall. A shared alleyway gives access to the rear of the property. The rear garden is an attractive, low maintenance L-shaped walled courtyard garden laid with flagstone style paving stones, providing a wonderful outdoor dining and entertaining space.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.









## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

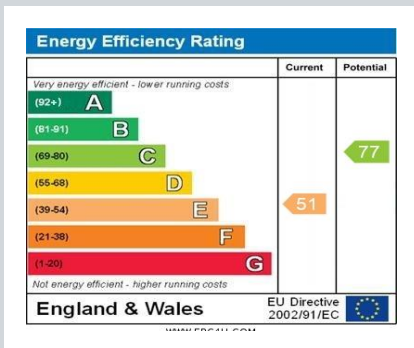
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

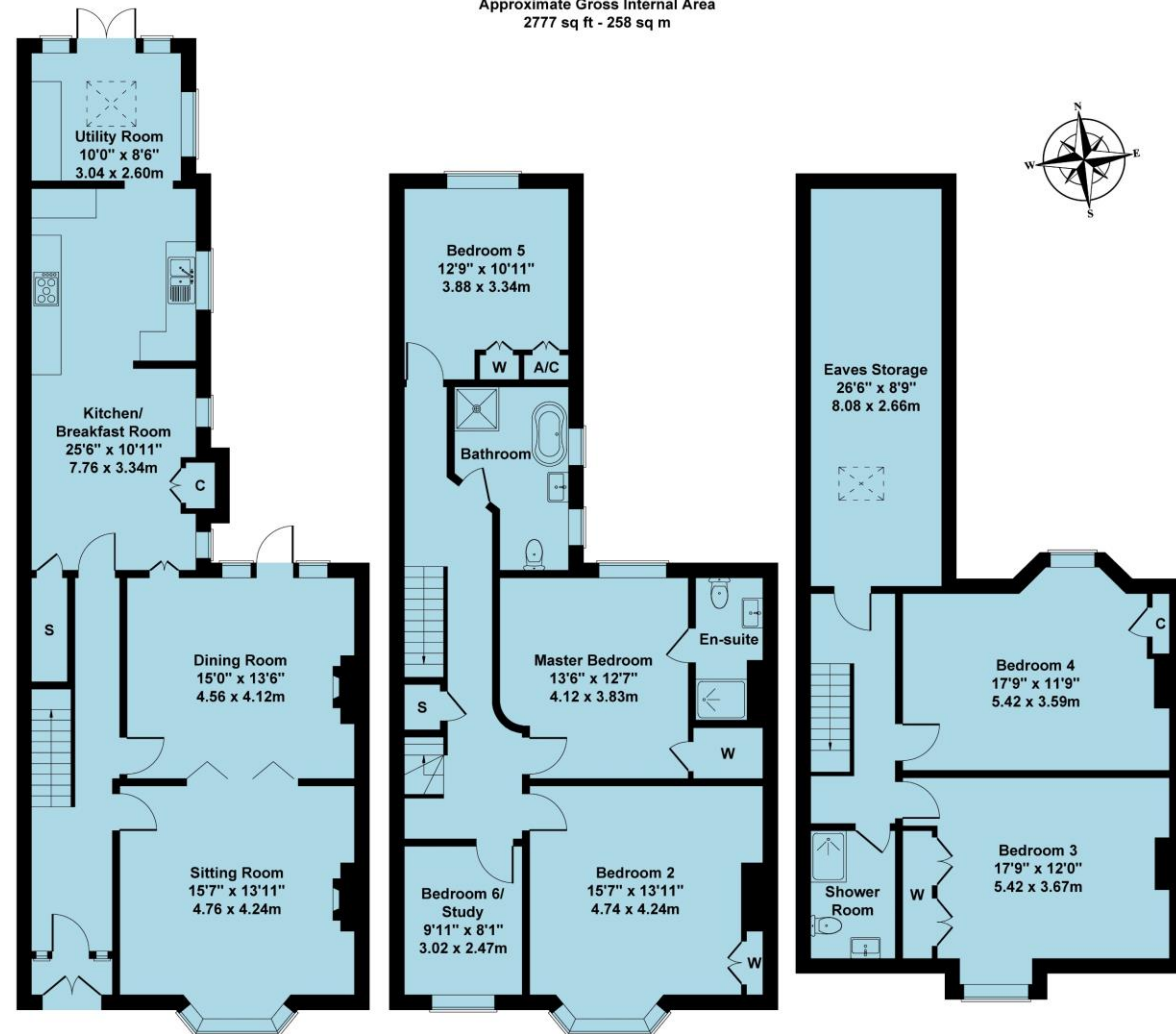
## Local Authority

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



## 8 Elsee Road Rugby CV21 3BA

Approximate Gross Internal Area  
2777 sq ft - 258 sq m



## Howkins & Harrison

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