



6 Goldenrod Close, Rugby, Warwickshire CV22 5FD

HOWKINS &
HARRISON

6 Goldenrod Close,
Rugby, Warwickshire,
CV22 5FD

Guide Price: £310,000

A beautifully presented and upgraded three bedroom semi-detached property located in the sought after area of Ashlawn Gardens, with off-road parking and offered to the market with no onward chain.

Features

- Three bedrooms
- Principal bedroom with en-suite
- Upgraded kitchen and bathrooms
- Upgraded lighting
- NHBC guarantee
- Kitchen/breakfast room
- Enclosed rear garden
- Off-road parking
- Popular residential location
- Amtico flooring to the ground floor



Location

The property is located on Goldenrod Close off Ashlawn Road, close to Rugby town and the village of Hillmorton. Rugby offers a large selection of shops, bars, and restaurants, as well as leisure facilities and public parks. Primary schooling is available at Paddox School and English Martyrs RC School with state funded secondary and grammar schooling is available at Ashlawn School, Rugby High School for Girls and Lawrence Sheriff. There is also an excellent choice of independent schooling nearby including Crescent School, Bilton Grange Preparatory School, and, of course, the world renowned Rugby School. The property is well placed for the commuter with easy access to major road networks, including M1, M45, M6, A45, and A14. Rugby Station also offers a frequent high speed rail service to London Euston which takes just under 50 minutes.



Ground Floor

Enter through a UPVC door to the hall which is fitted with Amtico flooring which continues throughout the ground floor. Stairs rise to the first floor and a further door leads to the sitting room which overlooks the front aspect. An inner hall is located off the sitting room where there is access to a useful understairs cupboard, the cloakroom fitted with wash hand basin and WC and the kitchen/dining room, which overlooks the rear garden and is fitted with a variety of high gloss wall and base kitchen cabinets and drawers with granite work surface over. Integrated appliances include a slimline dishwasher, gas hob, extractor fan, fridge/freezer and washer dryer. French doors from the dining area provide access to the garden.



First Floor

Doors from the landing provide access to three bedrooms and the family bathroom, which is fitted with a panelled bath with glass shower screen and shower over, WC, wash hand basin, chrome heated towel ladder and attractive contemporary tiling to the splash back areas. The principal bedroom overlooks the front aspect and has fitted wardrobes and an en-suite with chrome and glass shower enclosure, wash hand basin, WC and a chrome heated towel ladder. Two further bedrooms are located to the rear which enjoy views over the garden.



Outside

To the front of the property there is a tarmacadam drive which provides parking in front of a planted border. A paved pathway leads to the front door and to the side gate, which provides access to the enclosed rear garden which is mainly laid to lawn with a sandstone patio area, ideal for outdoor seating and Al fresco dining, and a pathway which leads to the garden shed.

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

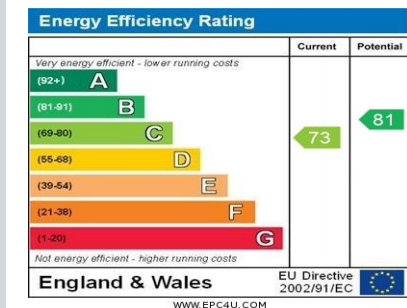
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

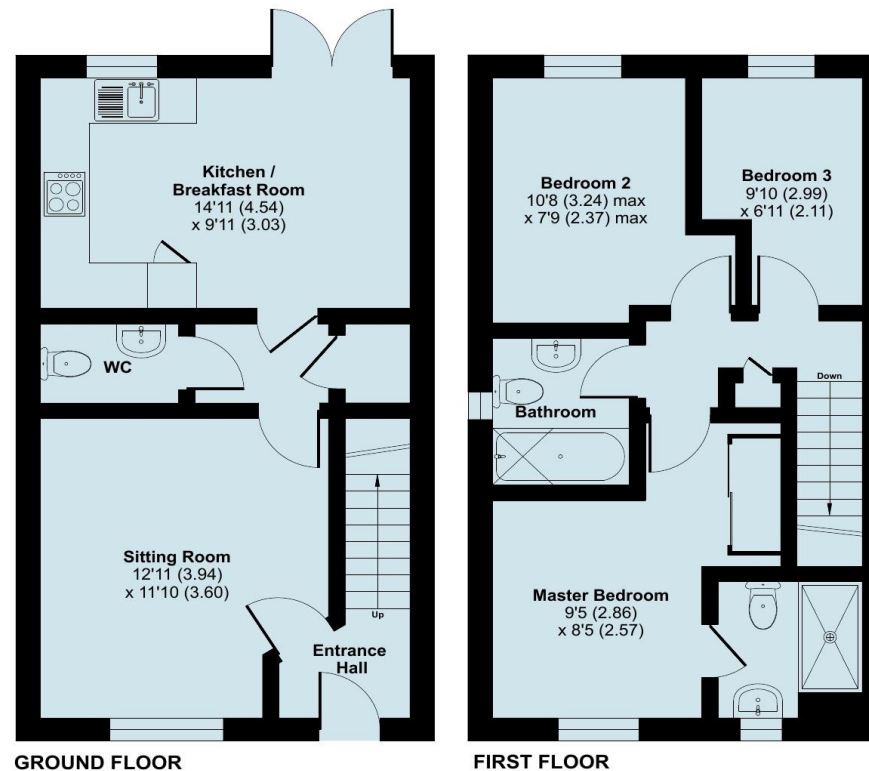
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.



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Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1344114

Howkins & Harrison

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