



12 Browning Road, Rugby, Warwickshire, CV21 4BT

HOWKINS &
HARRISON

12 Browning Road, Rugby,
Warwickshire, CV21 4BT

Guide Price: £315,00

Offered for sale with no onward chain this delightful semi-detached house is situated on an elevated plot, in the popular location of Hillmorton and offers three bedrooms, two reception rooms, refitted bathroom, replaced boiler. The property also benefits from a south facing rear garden, off road parking and a garage.

Features

- Semi-detached property
- Three bedrooms, two doubles and a single
- Recently refitted bathroom
- Large kitchen/diner
- Off road parking
- Single garage & conservatory
- Private south facing rear garden
- Separate lounge
- Replaced gas boiler
- Energy Rating- D



Location

The property is ideally located within close distance to Rugby town centre, where there is the Rugby Railway Station with its frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. Elliots Field Retail Park with its wide variety of retail experiences is also located 3 miles away, whilst Rugby itself offers shoppers a selection of High Street stores and independent boutiques, bars and restaurants. There is a choice of both junior and senior schooling nearby, including Lawrence Sheriff grammar school and the world renowned Rugby School, both located in the town centre.

Rugby Railway Station – approximately 1 miles
Elliots Field – approximately 3 miles
M6 Junction 1 – approximately 6 miles

Agents Note

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



Ground Floor

A porch leads into the entrance hall with doors through to the ground floor rooms and stairs rising to the first floor. A light and spacious sitting room is located to the front of the property with a large bay window allowing light to flood in. An open fire set into a stone affect feature fireplace provides a focal point to the room. The kitchen/diner to the rear of the property is fitted with a range of kitchen units with space for appliances along with a retro display unit separating the kitchen from the dining room. Two large storage cupboards in the kitchen offer ample storage, one of the cupboards houses the gas boiler. A door from the kitchen opens into a small conservatory which in turn opens into the rear garden.

First Floor

The first floor has three bedrooms, two doubles and a single, with the master bedroom being at the front, benefiting from a large window with far reaching views from the elevated position. A newly fitted shower room offers concealed WC, wash hand basin with storage under and a walk-in double shower with screen, complementary tiling and heated towel rail.

Outside

The front of the property has off-road parking for two/three cars on the driveway, while the garden is mostly laid to lawn with borders planted with mature shrubs and a pathway leading to the porch. The rear of the property boasts an abundance of mature shrubs with block paving to the patio and garden path. The top of the garden offers a tranquil seating area with a pergola. From the rear garden you can access the garage via a courtesy door to the side, with further storage in the shed behind.

Viewing

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

Fixtures and Fittings

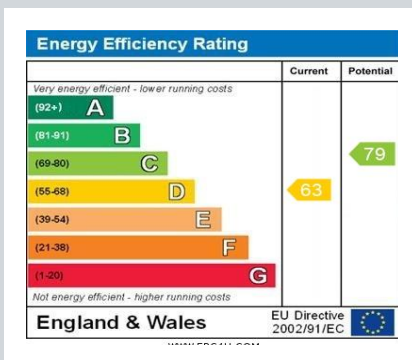
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – D



Howkins & Harrison

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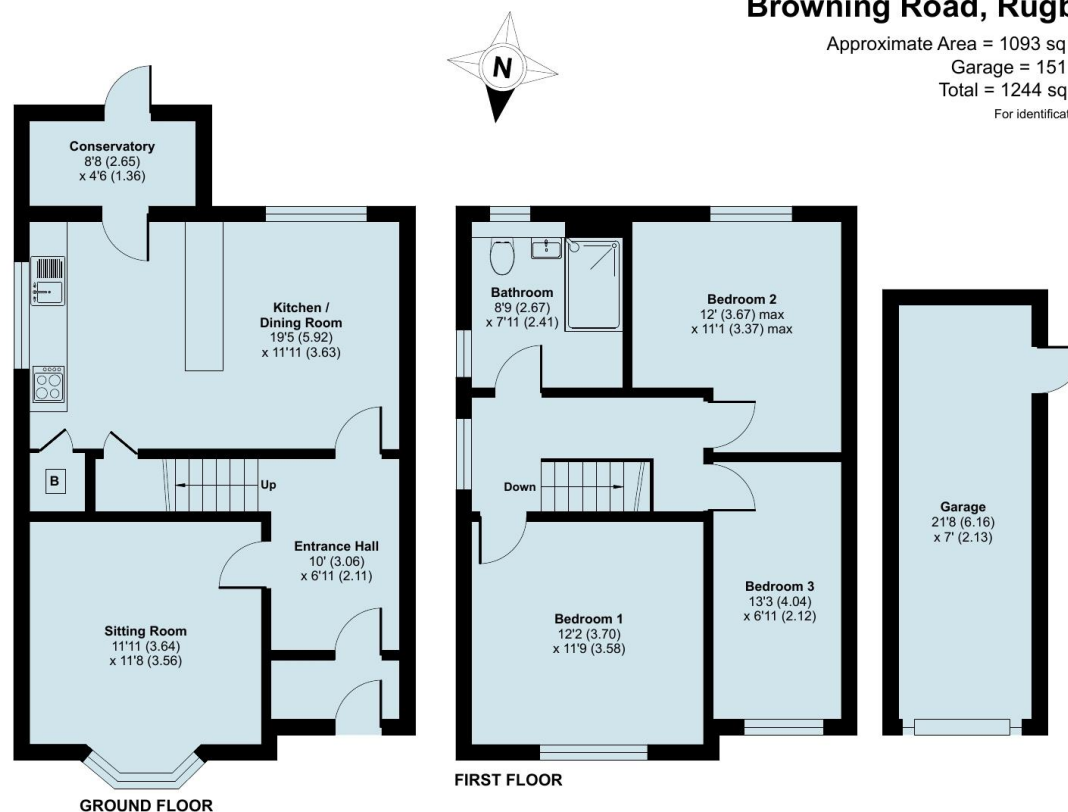
Browning Road, Rugby, CV21

Approximate Area = 1093 sq ft / 101.5 sq m

Garage = 151 sq ft / 14 sq m

Total = 1244 sq ft / 115.5 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: 1353160

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.



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