



30 Regent Place, Rugby, Warwickshire, CV21 2PN

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV21 2PN

Guide Price: £530,000

A spacious five bedroom Edwardian town house, beautifully presented throughout, with enclosed rear garden, located in the heart of Rugby town centre overlooking Jubilee Gardens. This property has been modernised throughout by the current owners and finished to a high standard, offering generous living accommodation over three floors and is ideally placed for the commuter within easy walking distance of Rugby Train Station.

Features

- Refitted kitchen
- Spacious sitting/dining room
- Fitted shutters to the windows overlooking the front aspect
- Re-fitted bathrooms
- New carpet and flooring
- Oak internal doors
- Beautiful brick-built fireplace with log burner
- Cellar
- Five double bedrooms
- Enclosed rear garden with decking
- Town centre location
- Period features



Location

Regent Place is ideally located within walking distance of both 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, A14 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, Northampton, Milton Keynes and the north.

Outside

To the front of the property there is a dwarf brick wall with wrought iron railings over. A wrought iron gate provides access to the low maintenance paved front and canopied entrance. A side passage leads to a gate which provides access to the rear garden, which is mainly laid to lawn with a spacious raised decked area which runs the length of the side of the property and across the rear, providing a lovely outdoor entertaining area. There is a children's play area, two established trees and established planted borders, along with a summer house and store. The garden is enclosed by a combination of close board fencing and attractive brick-built walls.



Ground Floor

Enter through the front door with beautiful stained glass windows leading into the entrance hall, with original Minton tiled flooring, stairs rising to the first floor and oak doors providing access to the ground floor accommodation and a cellar with store. The sitting room has been opened out into the dining room and provides a generous living space. There is coving to the ceiling, a picture rail and a lovely box bay window overlooking the front aspect fitted with attractive shutters. Patio doors provide access to the rear garden. The focal point of the room being a lovely, original Edwardian brick-built fireplace with flagstone hearth, wooden beam over and log burner inset, with bespoke fitted cupboards and shelves either side of the chimney breast. The kitchen has been re-modelled to provide a useful downstairs cloakroom to the left as you enter, fitted with a wc and wash hand basin. There is attractive limestone flooring in the cloakroom which extends through to the recently refitted kitchen/breakfast room which features a variety of shaker style wall and base cabinets, wonderful pantry cupboard, cutlery and pan drawers, with work surface over to include a seated breakfast bar area. There is a Belfast sink with a Quooker tap providing boiling and filtered water, along with space and plumbing for a washing machine and tumble drier. Integrated appliances include a wine chiller, two Bosch electric ovens, dishwasher and induction hob with extractor fan over. A side door and bi fold doors, which provide plenty of natural light, provide access to the decked area and garden.





First Floor

A spacious galleried landing has stairs rising to the second floor and provides access to three bedrooms and two bathrooms, both of which have been re-fitted. The principal bedroom has an attractive box window, which affords plenty of natural light and overlooks the front elevation, fitted with shutters along with bespoke wardrobes either side of the chimney breast. Adjacent, is a bathroom fitted to a high standard with attractive herringbone wood effect flooring, chrome and glass shower enclosure with metro style tiling, rainfall shower head and handheld shower, Victorian towel rail and "his and hers wash hand basin inset into a vanity unit with mirrors over. Bedroom two is fitted with original storage cupboards and overlooks the rear aspect, whilst bedroom three has dual aspect windows overlooking the side and rear elevations. A further bathroom is fitted with herringbone flooring, a ball and claw foot roll top bath with handheld shower over, wc and a beautiful bespoke hand painted curved vanity unit with wash bowl inset.

Second Floor

A landing with Victorian light box above provides access to two further double bedrooms, both featuring Victorian style fireplaces with bedroom four further benefitting from useful built-in storage.





Viewing

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

Fixtures and Fittings

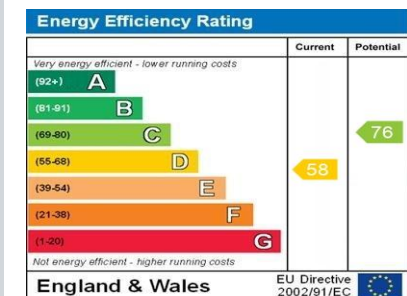
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – E.



Howkins & Harrison

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Approximate Gross Internal Area
253 sq ft - 2723 sq m



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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