



17 Essex Street

RUGBY, CV21 2NE

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Have you ever dreamed about enjoying a delicious meal with family and friends in the privacy of your own garden on a lazy Sunday afternoon? This dream can be your new reality with this spacious Victorian home!

Property at a glance

Freehold Victorian Home

Three Generous Double Bedrooms

Open Plan Living

Very Spacious Rear Garden

Ideal For Outdoor Entertaining

Off-Street Parking For One Car

Excellent Commuter Transport Links

High Street Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - D





It's a pleasure to introduce you to this spacious three-bedroom, Victorian mid-terrace townhouse which is nestled in a quiet cul-de-sac in the heart of Rugby. With excellent local public, grammar and private schools, high street shopping and Rugby train station all within walking distance this spacious home truly offers something for everyone!

The exterior of the property features numerous large windows which provide the interior with an abundance of natural light, giving the property a light and welcoming atmosphere. The front of the property is very easy to maintain and benefits from side access to the rear garden.

The South facing rear garden is truly vast and is fully fenced so it's a very secure place for pets and children to play. The very generous rear garden begins with a paved space which could easily accommodate a barbeque and is home to a generous outdoor seating area which is a wonderful spot to admire the mature shrubs and bushes in the summer months. There is a garden path which allows you to walk past and admire the wealth of attractive greenery and towards the rear of the garden is the garden shed which provides ample storage for all of your gardening tools. Behind the rear garden fence there is a parking space which can accommodate a single car.



“For me there are few properties that come to the market in such a fantastic location it is very rare to have so many amenities on your doorstep, that's not to mention the spacious interior!”

The Seller's View

"I love that our home is near to town and Caldecott Park, especially when our children and grandchildren were small as it was very handy for days out"

"My favourite time of year here is spring time when the garden starts to bloom again!"

"I have many happy memories from my time here, I love to remember the children playing in the garden and hearing their laughter and sometimes their squabbles."

"I moved into my home with my late husband after our wedding and I've loved my time living here."



"Our favourite room – The Living/Dining Room"

Directions

Heading East on the M6 at junction 1, take the A426 exit to Rugby/Lutterworth. At the roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At the roundabout, take the 2nd exit. At the roundabout, take the 1st exit. Turn right onto Essex Street, 17 Essex Street, Rugby, CV21 2NE will be on the left.

Services

Mains gas, electricity, mains water and fibre optic broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugbycouncil.gov.uk
Tel: 01788 533533
Tax band - A

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

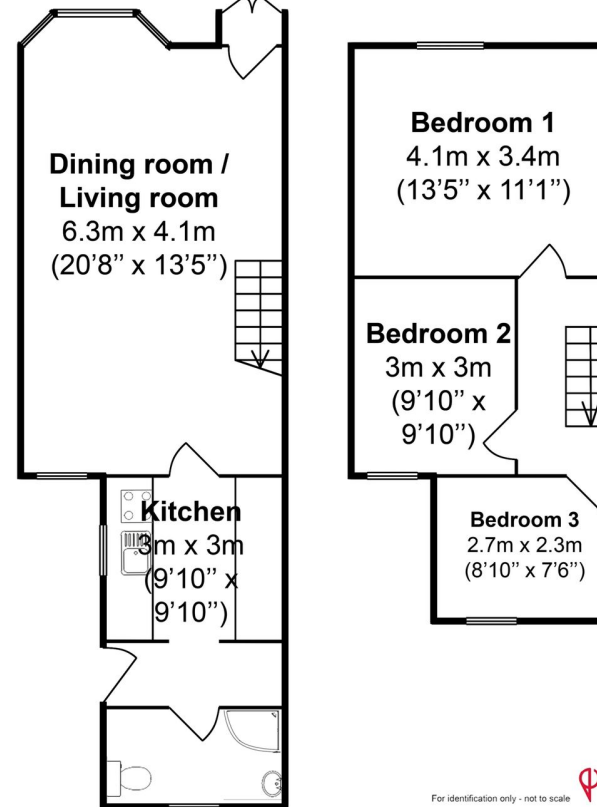
Amenities/Distances

Town Centre 0.6 miles
Primary Schools 0.5 miles
Train Station 0.7 miles
Motorway links 2.5 miles
Airport 23.0 miles
Nearest City 11.9 miles
Bus Stop 0.1 miles
University 11.3 miles
Hospital 1.3 miles

Essex Street, Rugby, CV21



Total approximate area = 78 sq.m. /
839 sq ft



For identification only - not to scale 

AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

About the Area

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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