23 Warwick Street
Town Centre
RUGBY
CV21 3DN

Guide Price £175,000

- RENOVATED END OF TERRACED HOUSE
- OPEN PLAN LIVING/KITCHEN/DINER
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- DOUBLE GLAZING
- ENERGY EFFICIENCY RATING

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A beautifully presented and genuinely unique house, discreetly positioned in Rugby Town Centre, offering a rare blend of character and contemporary comfort. Recently renovated with a considered eye for quality, the interior feels calm, modern and effortlessly stylish. The entrance hall leads into an impressive open plan kitchen and dining room, a space designed for both everyday living and relaxed entertaining. Two bedrooms sit alongside thoughtfully created study and reading areas, while the bathroom is finished to a high standard. The property further enjoys off road parking, upvc double glazing and gas radiator heating, and is offered with NO ONWARD CHAIN.

The setting places you in the heart of the town centre and within an easy walk of Rugby railway station, where mainline services reach London Euston in around fifty minutes and Birmingham New Street in approximately thirty. Access to the region's motorway network is straightforward, with the M1, M6 and M45 all close at hand. A wide selection of amenities surrounds the property, including shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School, creating a location that combines convenience with a sense of heritage.

Accommodation Comprises
Entry via composite door into:

Entrance Hall
Stairs rising to first floor with timber balustrade. Solid wood flooring. Double radiator. Coving to ceiling. Double glazed window to front aspect. Understairs storage cupboard with solid wood flooring and plumbing for a w.c. and extractor.

Living / Dining / Kitchen Area

Living Area
Double glazed windows to front and side. Wall mounted radiator. Coving to ceiling. Solid wood flooring.

Kitchen / Dining Area
21'11" x 10'9" (6.70m x 3.30m)
Fitted with a range of base and eye level units. Work surface space. One and a half bowl stainless steel sink. Tiled splash backs. Built in oven and hob. Integrated dishwasher, fridge and freezer. Space and plumbing for a washing machine. Further base units with breakfast bar and seating for six. Oak flooring. Double glazed window to front. Coving to ceiling. Extractor.

Half Landing
Doors off to bedroom one and bathroom. Access to loft space. Cupboard housing combination boiler.

Bedroom One
14'5" x 10'9" (4.40m x 3.30m)
Double glazed windows to front and side. Radiator. Coving to ceiling.

Bathroom
Panel bath with shower over. Tiled splash backs. Low flush w.c. Pedestal wash hand basin. Tiling. Chrome ladder radaitor. Tiled floor. Coving. Obscure double glazed window to the front.

Reading Area
Stairs up to:

Study Area
Double glazed window to front.

Bedroom Two
11'1"x x7'10" (3.40mx x2.40m)
Double glazed window to front. Radiator.

Externally
Communal paved garden. Bike storage. Off road parking for one vehicle.

Agents Note
Council Tax Band: B
Energy Efficiency Rating: C
Service Charge £2100 PA
Ground Rent £100 PA

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

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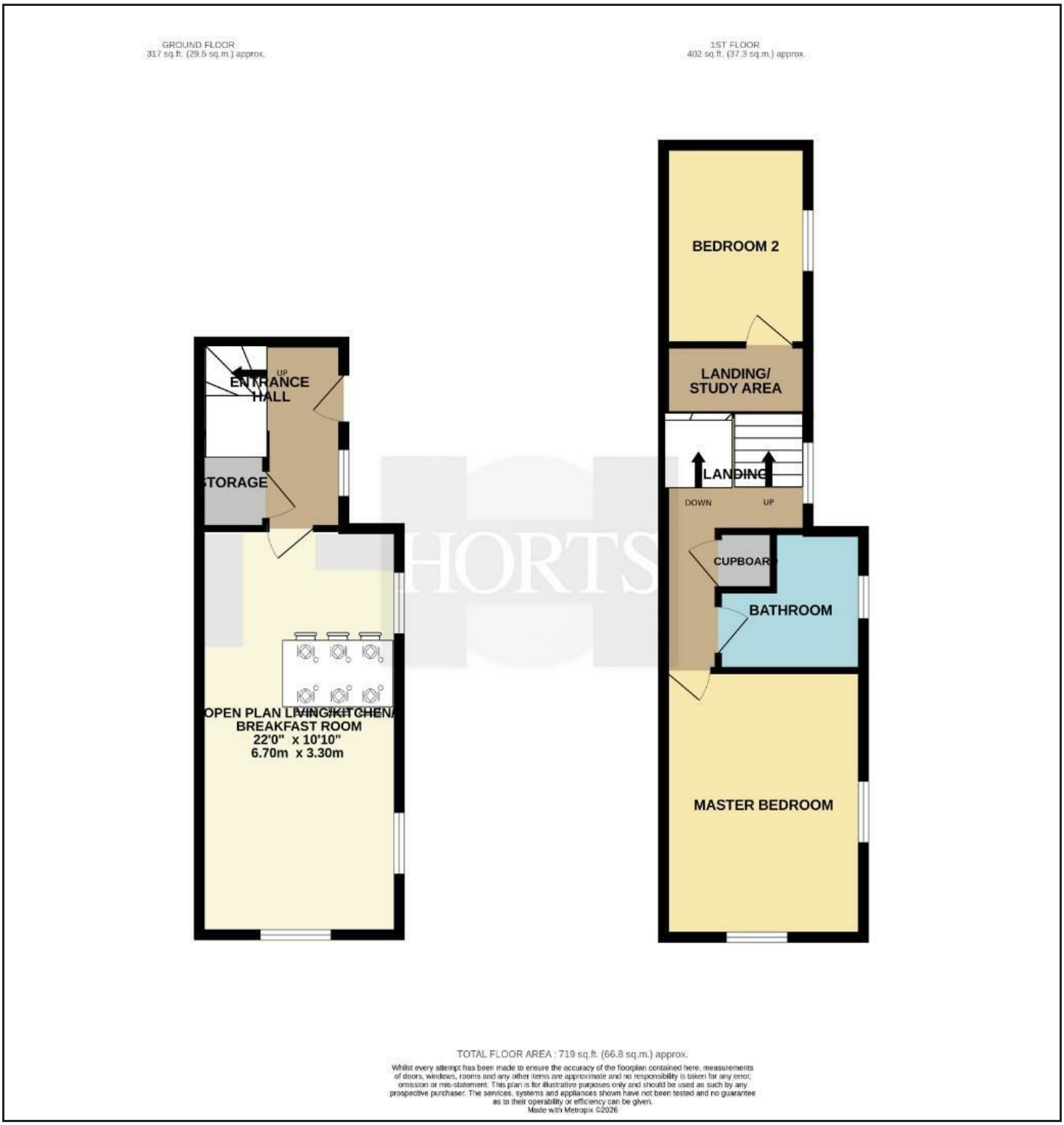
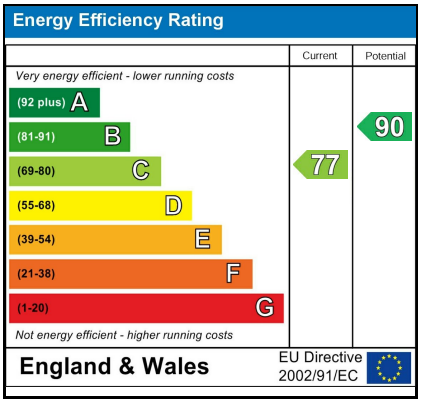
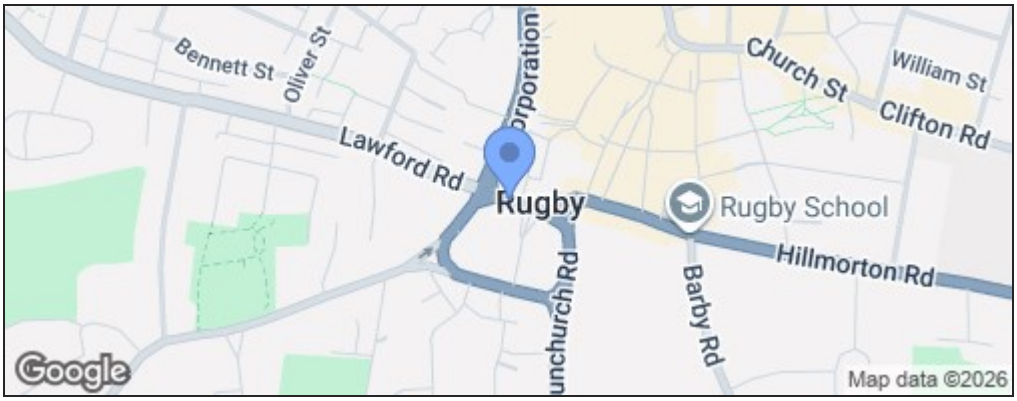
LITTLE
MAN
CAVE

Nobody Gets Out Sober

Nobody Gets Out Sober







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