

**115 Murray Road
Town Centre
RUGBY
CV21 3JP**

£485,000



- OUTSTANDING PERIOD TOWN HOUSE
- ORIGINAL FEATURES
- MASTER BEDROOM WITH DRESSING AREA
- DETACHED DOUBLE GARAGE

- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BEDROOM WITH EN-SUITE
- ENERGY EFFICIENCY RATING: E

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are delighted to offer this exceptional turn of the century town house benefiting from five bedrooms. Offering grand and opulent accommodation, the property is within walking distance of Rugby Town Centre and Rugby Railway Station. Boasting an array of original features, mixed with modern family living. The current owners have added cast iron radiators to the ground floor and log burners to the reception rooms. Refitted kitchen, the addition of inset solar panels and a new roof with Velux sky lights and a large attic space that could be converted into extra living space. In brief the accommodation comprises, to the ground floor, two large reception rooms, a large kitchen/breakfast room, a utility room, separate w.c, bedroom five with ensuite. To the first floor there are four bedrooms with dressing room to the master and a family bathroom. Furthermore, the property has a large two chamber basement and a boarded loft both of which could be adapted to provide additional living accommodation if required (subject to regulations). Externally, there is a low maintenance fore garden and a private, hard landscaped rear garden with access to a detached double garage providing off road parking. This property is presented in good condition throughout and interested parties are encouraged to arrange a viewing at the earliest opportunity.

Accommodation Comprises

Entry via composite obscure glazed door into storm porch. Ceramic tiled floor. Hardwood opaque glazed coloured lead lined door with borrowed light over into:

Entrance Hallway

Original 'Minton' tiled floor. Radiator. Stairs rising to first floor. Door and steps down to basement. Doors off to:

Dining Room / Games Room

16'7" x 14'5" (5.06 x 4.41)

Retaining a wealth of original features including cornicing and picture rail. Upvc bay window to front aspect. Folding shutters. Feature fireplace with cast iron mantle and wood burner. Fitted cupboards. Fibre Optic broadband connection.

Lounge

18'11" x 13'1" (5.78 x 4.00)

Cornicing, ceiling rose and picture rail. Radiator. Television point. Built in shelving and storage. Feature fireplace with tiled hearth, cast iron mantle piece and log burner. Windows to rear. Folding shutters.

Basement

With two chambers. Power and light connected.

Kitchen / Breakfast Room

20'10" x 9'10" (6.37 x 3.00)

Fitted with a range of base units with oak tops over. 'Belfast' sink and with ingrained drainer unit with mixer tap over. Tiled floor. Coving to ceiling. Range cooker. Oak splash backs. Space and plumbing for a washing machine or dish washer. Radiator. Two Upvc window to side. Door opening to side. Door to:

Utility Room

10'2" x 9'10" (3.10 x 3.00)

Work top with space and plumbing for a washing machine. below. Space for a tumble dryer with installed air vent. Wall mounted 'Vaillant' combination boiler. Range of additional shelving and storage. Tiled floor. Door to:

W.C

With low level w.c and wall mounted wash hand basin. Tiled floor. Opaque window to the side aspect.

Bedroom Five

9'8" x 9'10" (2.97 x 3.00)

Upvc window to side. Radiator. Recessed spotlights. Access to loft space. Door to:

Ensuite

With suite to comprise; shower cubicle with electric shower, pedestal wash hand basin and low level w.c. Radiator. Frosted window to side aspect.

Landing

Radiator. Two transparent loft hatches. Loft having a 9kw storage battery for the solar panels. Doors off to:

Bedroom One

16'5" x 14'5" (5.01 x 4.41)

Upvc bay window to front aspect. Folding shutters. Feature fireplace with tiled surround, hearth and wooden mantle. Ornate ceiling rose. Radiator. Wooden flooring.

Dressing Area

7'6" x 4'8" (2.30 x 1.44)

With upvc double slimline window opening to balcony. Recessed spots. Wooden flooring. Radiator. Double fitted cupboard with mirrored doors. Freestanding double wardrobes.

Bedroom Two

13'11" x 13'1" (4.25 x 4.00)

Coving to ceiling. Picture rail. Ornate ceiling rose. Feature fireplace with tiled surround, hearth and wooden mantle piece. Built in double wardrobe and desk. Radiator. Wooden flooring. Upvc window to rear.

Bedroom Three

12'7" x 10'0" (3.86 x 3.05)

Upvc window to side. Radiator.

Bedroom Four

11'6" x 6'9" (3.51 x 2.08)

Upvc window to side. Radiator.

Family Bathroom

Low level w.c. Wall mounted wash hand basin. Roll top bath. Shower enclosure with mixer shower. Tiling to splash areas. Extractor fan. Radiator. Two upvc opaque windows to side.

Front Garden

Indian sandstone paving. Slate shavings. Brick built retaining wall.

Rear Garden

A low maintenance garden laid to indian sandstone with brick walling to boundaries. Outside lights.

Double Garage

With light and power connected. Electric up and over door. Electric car charging point.

Agents Note

Local Authority: Rugby

Council Tax Band: D

Energy Efficiency Rating: E





BASEMENT LEVEL

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.