



**37 Caldecott Street**

RUGBY, CV21 3TH

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**



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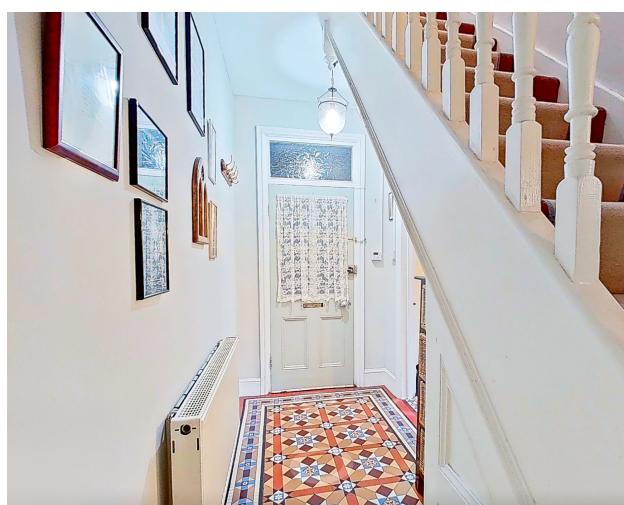
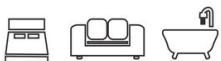
**Have you ever dreamed of life in a stunning Victorian townhouse with great commuter links, easy access to local shops, schools and to the Great Central Walk? This dream can be your new reality with this stylish townhouse!**

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#### Property at a glance

Stylish Victorian Freehold Townhouse  
Three Generous Double Bedrooms  
Feature Original Victorian Tiling  
Two Beautifully Appointed Open Fireplaces  
Two Study/Office Spaces  
Spacious Rear Garden  
Neighbours The Great Central Walk  
Excellent Commuter Transport Links  
High Street Shopping Within Walking Distance  
Local Schools Within Walking Distance

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It's a pleasure to introduce you to this beautifully presented three-bedroom Victorian townhouse! This spacious townhouse offers three bedrooms, two bathrooms, potential for two study/office spaces and a spacious rear garden with a decked area and a wooden shed. This spacious home is ideally located on a quiet road in a town centre location, Rugby's residents are drawn to this highly sought after area thanks to its proximity to the picturesque Great Central Walk. Additionally, there are excellent commuter links locally with convenient access to Rugby Railway Station and the M1 & M6 motorways, as well as easy access to Rugby's vibrant town centre and Rugby's excellent network of local schools.

This beautifully presented three-bedroom townhouse offers a generous East-facing rear garden. The rear garden is home to a large patio which would make a perfect spot for a barbecue as well as an outdoor dining table and chairs for alfresco dining. The middle of the garden is laid to lawn with mature shrubs and trees on each side. At the rear of the lush green garden is a decked area with a pergola and a wooden garden shed. The rear garden is also home to an external tap and outdoor lighting.



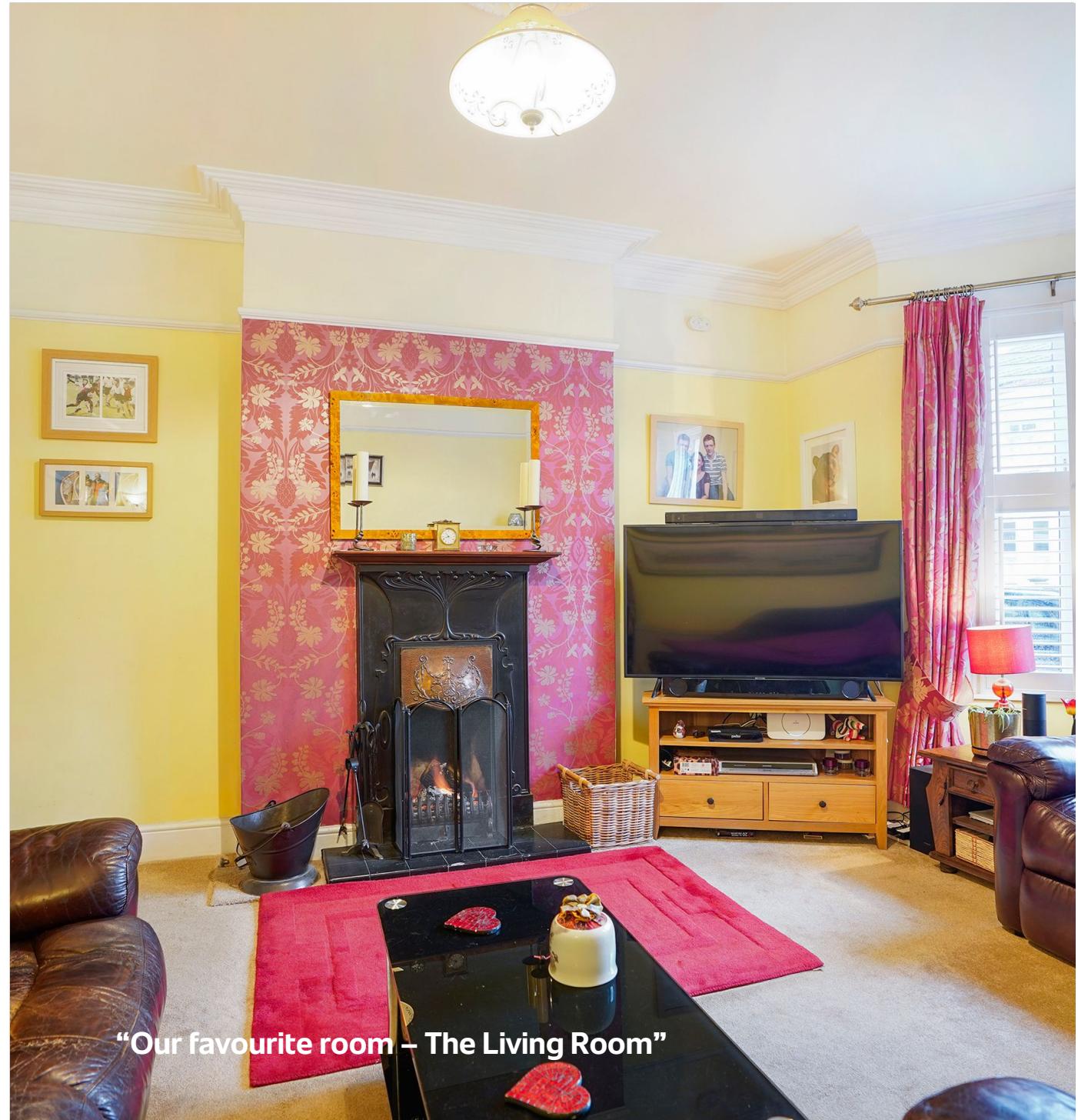
**"For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten"**

## The Seller's View

"This has been our family home for over 30 years, we have a large family and watching the children grow up here has been the most amazing experience. They have all grown up and flown the nest so its time for someone else to love this house as much as we have."

"Christmas Time the house really comes in to its own. One of our fondest memories is our first Christmas. We had a real tree but hardly any furniture! The fire was blazing as we decorated the tree to Christmas tunes."

"What attracted us to this house was its original Victorian features such as the mosaic tiling, the decorative surrounds of the fireplaces and grand tall ceilings. The house definitely stands out and is full of character."



**"Our favourite room – The Living Room"**

#### Directions

Head east on M6. At junction 1, take the A426 exit. At the roundabout, take the 2nd exit onto A426. At the next roundabout, take the 2nd exit and stay on A426. At the next roundabout, take the 2nd exit onto Leicester Road. At Kipling roundabout, take the 1st exit onto Boughton Road. Continue onto Butlers Leap. Turn right onto Clifton Road. Turn left onto St Peters Road. Turn right onto Lower Hillmorton Road. Turn left onto Caldecott Street and 37 Caldecott Street, Rugby, CV21 3TH will be on the right.

#### Services

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

#### Tenure

Freehold

#### Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR  
[www.rugby.gov.uk](http://www.rugby.gov.uk)  
Tel 01788 533533  
Tax band - B

#### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

#### Amenities/Distances

Town Centre 0.8 miles

Primary Schools 0.9 miles

Train Station 0.8 miles

Motorway links 4.0 miles

Airport 35.0 miles

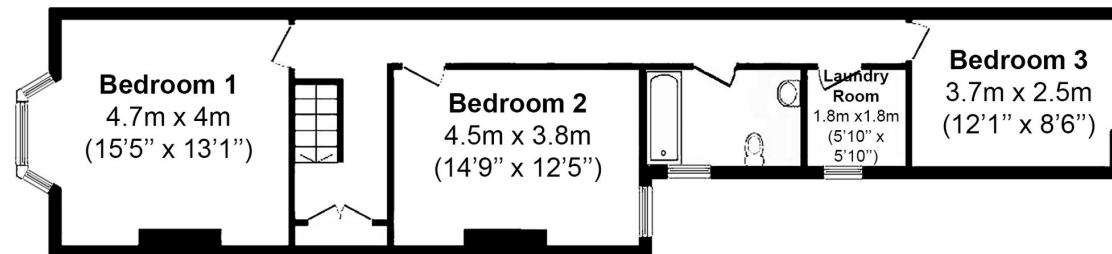
Nearest City 13.7 miles

Bus Stop 0.2 miles

University 12.2 miles

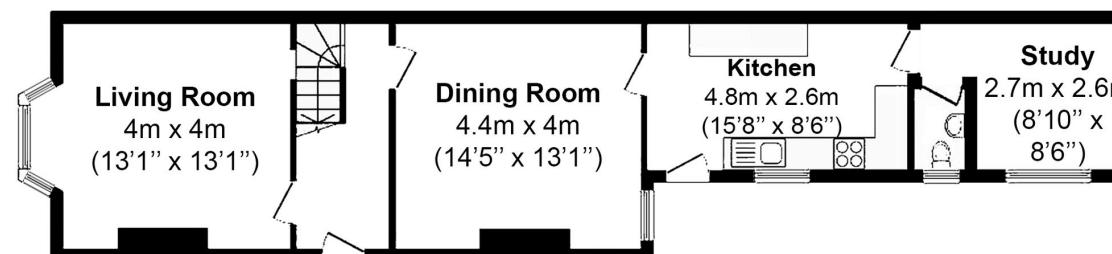
Hospital 13.8 miles

# Caldecott Street, Rugby, CV21



#### Total Approximate area

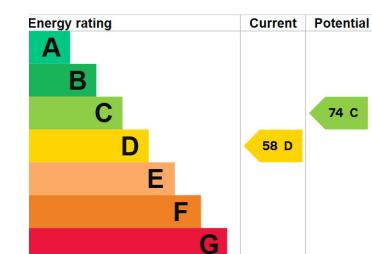
- 133 sq.m. / 1432 sq.ft.  
House - 123 sq.m. / 1336 sq.ft.  
Shed - 9 sq.m. / 96 sq.ft.



Not to scale - for identification only

#### 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 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.



# 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 world's 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.

# Henry James

The **Rugby** Property Expert

07960 882807

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 henry@thepropertyexperts.co.uk

## 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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