

**26 Pennington Mews
Town Centre
RUGBY
CV21 2RG
£235,000**



- **THREE BEDROOM**
- **LARGE CONSERVATORY**
- **OFF ROAD PARKING AND GARAGE**
- **NO ONWARD CHAIN**

- **MEWS HOUSE**
- **CLOSE TO TOWN CENTRE**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

This three-bedroom semi-detached mews house offers a superb blend of convenience and comfort, positioned within easy walking distance of Rugby town centre and the railway station, making it an ideal choice for commuters and town-centre living. The property is offered with no onward chain, creating a smooth and straightforward move for the next owner.

Inside, the home features an inviting L-shaped conservatory, a bright lounge, a well-arranged kitchen, three bedrooms and a family bathroom. Upvc double glazing and gas radiator heating ensure year-round comfort, while the enclosed rear garden provides a private outdoor retreat. To the front, the property benefits from off-road parking and a garage, adding valuable practicality.

Its prime location places you moments from Rugby's vibrant mix of shops, cafés, restaurants and cultural venues, including Rugby Theatre and the town's library and art gallery. Caldecott Park and Rugby School sit close by, while the railway station offers direct services to London Euston and Birmingham New Street in under an hour. Excellent road links to the M1, M6 and M45 further enhance the property's appeal, making this a well-connected and highly convenient place to call home.

Accommodation Comprises

Entry via opaque part glazed front entrance door into:

Entrance Lobby

Timber opaque part glazed door to:

Lounge

16'7" x 12'0" (5.07 x 3.66)

Window to front aspect. Two radiators. Stairs rising to first floor. Door to:

Kitchen

8'0" x 12'0" (2.46 x 3.66)

Fitted with a range of base and eye level units. Roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Coordinating part tiled walls. Built in electric oven and electric hob with extractor canopy over. Washing machine. Fridge/freezer. Double radiator. Window to rear aspect. French doors opening to:

Conservatory

13'11" x 18'6" maximum measurements (4.25 x 5.65 maximum measurements)

'L' Shape. Of brick and upvc construction. Electric radiator. Electric points. French doors opening to rear garden. Doorway leading through to garage.

First Floor Landing

Access to loft storage space. Doors off to bedrooms and bathroom.

Bedroom One

10'11" x 12'0" (3.34 x 3.66)

Two windows to front aspect. Built in storage cupboard. Raditor.

Bedroom Two

13'6" x 8'7" (4.14 x 2.62)

Window to front aspect. Widnow to rear aspect. Two radiators.

Bedroom Three

7'10" x 12'0" (2.41 x 3.66)

Window to rear aspect. Radiator. Built in storage cupboard.

Bathroom

With suite to comprise; panel bath with telephone shower attachment, low level w.c., and pedestal wash hand basin. Coordinated part tiled walls. Radiator. Extractor fan. Opaque window to side elevation.

Front Garden

Area laid to lawn. Off road parking for one vehicle leading to garage. Pathway to entrance.

Garage**Rear Garden**

Area laid to lawn. Patio area adjacent to the rear of the property. Flower and shrub borders. Enclosed by timber fencing and brick wall.

Agents Note

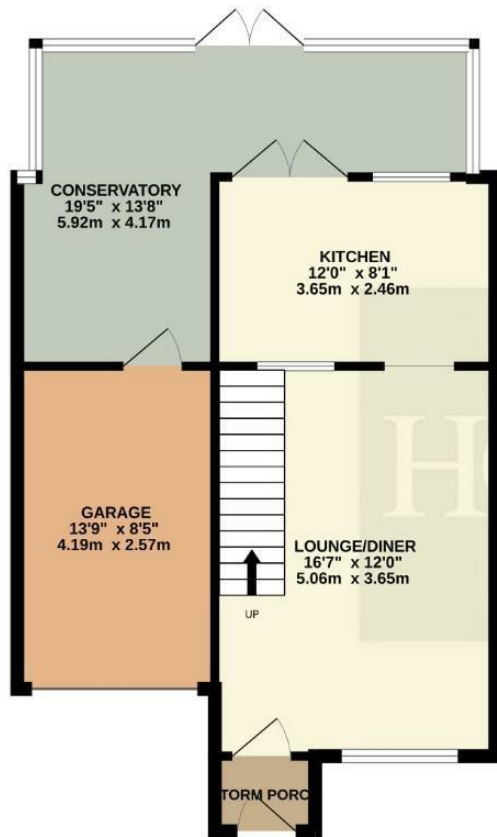
Council Tax Band: B

Energy Efficiency Rating: TBC

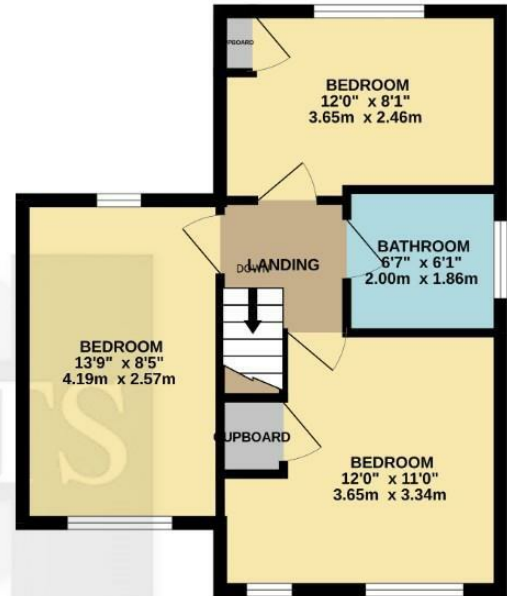




GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

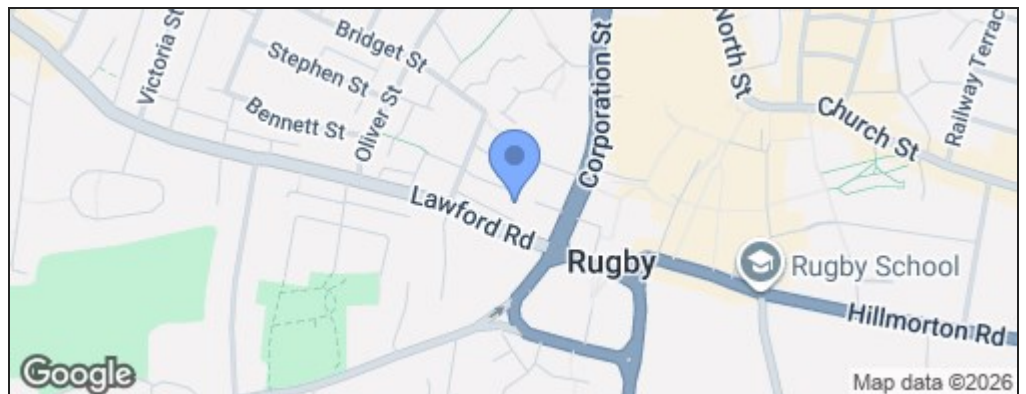


TOTAL FLOOR AREA : 1009 sq.ft. (93.7 sq.m.) approx.

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 illustrative 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	69	76
(55-68) D		
(39-54) E		
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.