







3 Bedroom House - Terraced

located on Windsor Street, Rugby

£265,000

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£265,000

- TRADITIONAL DOUBLE BAY FRONTED
- MID TERRACE HOME
- APPROXIMATELY 1,175 SQ FT EXCLUDING CELLAR
- OPEN LOUNGE DINER MEASURING APPROXIMATELY 7.71 METRES IN LENGTH
- SOCIAL KITCHEN DINER
- EASY TO MAINTAIN REAR GARDEN
- TILED SHOWER ROOM AND SEPARATE WC - TWO UPSTAIRS TOILETS
- CELLAR PROVIDING ADDITIONAL STORAGE SPACE
- JUST OUTSIDE RUGBY TOWN CENTRE

THREE BEDROOM TERRACED HOME | BAY-FRONTED LOUNGE DINER | KITCHEN DINER | CELLAR | ENCLOSED REAR GARDEN

Situated on Windsor Street in Rugby, this three-bedroom terraced home combines a traditional bay-fronted exterior with a sociable ground-floor layout and an enclosed rear garden. The accommodation extends to approximately 1,175 sq ft excluding the cellar, providing ample room for everyday living, entertaining and storage/hobby space.

The entrance hall leads into the lounge diner, which measures approximately 7.71 metres in length. A front bay window brings natural light into the seating area, while the dining space features a distinctive grey chimney breast with a recessed fireplace. To the rear, the kitchen diner includes contrasting cabinetry, dark work surfaces, a built-in oven and microwave, and a gas hob. There is further space for a table beside the double doors opening onto the garden. Access to the cellar provides additional storage space.

On the first floor, the landing connects three bedrooms, including a full-width front bedroom with a bay window. The rear bedroom is currently arranged as a home office, demonstrating the flexibility of the accommodation. A tiled shower room includes a curved glass shower enclosure and a countertop basin with storage beneath, while a separate WC is also accessed from the landing.

Outside, the enclosed rear garden combines a paved patio adjoining the kitchen with a lawn and a storage shed. Timber fencing defines the boundaries, with space for outdoor seating and play. A brick boundary wall and established planting sit to the front of the property.

Rugby is a highly sought after market town which has excellent train links to London that only take an hour or so, as well as number of highly sought after state, grammar and independent schools for both Junior and Senior age ranges.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested









by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Windsor Street, Rugby





Total Area: 109.2 m² ... 1175 ft² excluding cellar

All measurements are approximate and for display purposes only

CONTACT

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