



4 Earl Street

RUGBY, CV21 3SS

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Have you ever dreamed of life in a stylish, modern home 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 beautifully presented home!

Property at a glance

- Stylish, Modern Freehold Townhouse
- Two Generous Bedrooms
- Open Plan Kitchen-Dining-Living Room
- Modern Bathroom
- Rear Garden With Enclosed Entertaining Space
- Quiet Cul-De-Sac Location
- Excellent Commuter Transport Links
- High Street Shopping Within Walking Distance
- Local Schools Within Walking Distance
- EPC Rating - C





It's a pleasure to introduce you to this beautifully presented two-bedroom home! This modern home offers two bedrooms, one bathroom, open plan kitchen, diner and living room and a tranquil rear garden with an enclosed outdoor entertaining space.

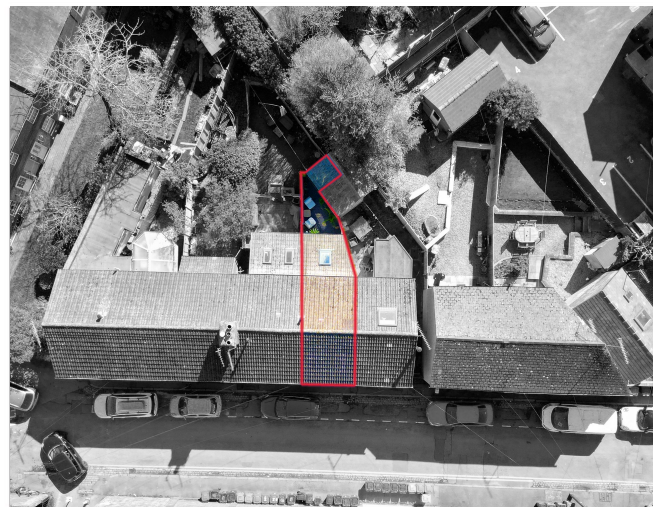
This beautifully presented two-bedroom home offers a peaceful rear garden. The rear garden is laid with slate chippings and provides access to the outdoor entertaining space which would make a perfect spot for a barbeque as well as an outdoor dining table and chairs for alfresco dining.

This stunning, modern home is ideally located on a quiet cul-de-sac in a town centre location! With Rugby train station, high street shopping in Rugby town centre and the picturesque Great Central Walk all within walking distance, this beautifully presented home truly offers something for everyone!

Rugby's bustling town centre offers high street and independent retail outlets and a variety of bistro's, bars, restaurants and coffee shops.

Eastlands Primary School, Lawrence Sheriff Grammar School and the world-renowned Rugby School are all within walking distance of the property. Additionally, a good range of state and independent schools are available in the area.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a short walk to Rugby Railway Station with its mainline train route to London Euston in one direction and Birmingham New Street in the other. The M1, M6 and M45 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Leamington Spa, Coventry, and Northampton.



The Seller's View

“This house was my very first home. When I moved in, I extended it at the back and modernised it to create the stunning open plan living space. I have loved how large and versatile it is.”

“Summer time is my favourite time of year as I can open up the French doors to the garden and I can have a free-flowing link between the kitchen and the garden. My favourite memories are of hosting summer barbecues with my friends and family.”

“What attracted me to this house is its proximity to the town centre and the train station. There are plenty of pubs and shops around and it is a very easy and quick commute to London.”



“Our favourite room – The Kitchen-Dining-Living Room”

Directions

Heading 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. Turn right onto Mill Road. Continue onto Murray Road. At the roundabout, take the 2nd exit onto Lower Hillmorton Road. Turn left onto Earl Street and 4 Earl Street, Rugby, CV21 3SS 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 Tel 01788 533533
Tax band - B

Viewing Arrangements

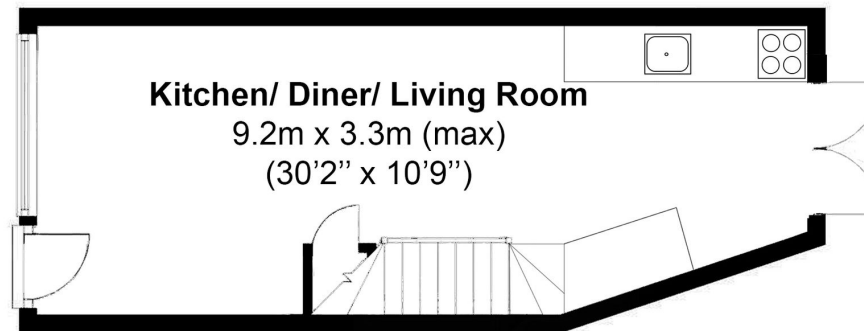
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

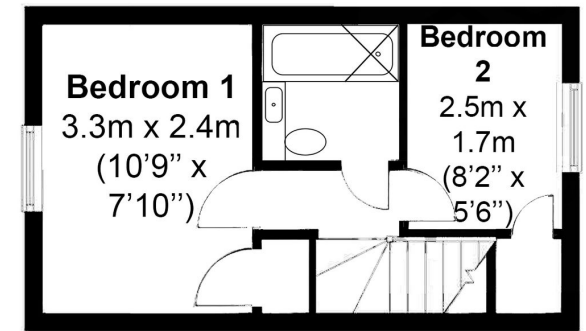
Town Centre 0.7 miles
Primary Schools 1.1 miles
Train Station 0.6 miles
Motorway links 3.1 miles
Airport 24.6 miles
Nearest City 14.8 miles
Bus Stop 0.1 miles
University 13.3 miles
Hospital 11.5 miles

Earl Street, Rugby, CV21

Total approximate area - 54 sq.m./ 581 sq.ft.



Ground Floor



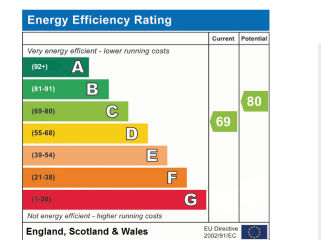
First Floor

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 and 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 worlds 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

🌐 thepropertyexperts.co.uk

✉️ 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

 **allAgents**
.co.uk

 **The
Property
Experts**



Scan QR code to
to follow me on
social media

