



67 Albert Street, Rugby, Warwickshire, CV21 2SN

HOWKINS &
HARRISON

67 Albert Street, Rugby,
Warwickshire, CV21 2SN

Guide Price: £530,000

A beautifully presented four-bedroom period townhouse arranged over three spacious floors, ideally situated within walking distance of the Rugby mainline railway station and Rugby town centre, with its wide range of amenities. Sympathetically upgraded and enhanced by the current owners, this impressive home seamlessly blends character features with modern comforts, offering generous and versatile accommodation throughout. Further benefits include an attractive enclosed walled garden, providing a private outdoor space ideal for relaxing and entertaining. An excellent opportunity to acquire a substantial family home in a highly convenient and sought-after location.

Features

- Four double bedrooms
- Kitchen/breakfast/dining room
- High gloss kitchen cabinets
- Herringbone flooring
- High ceilings
- Upgraded bathrooms
- Log burner
- Utility room
- Enclosed established walled garden
- Cellar
- Walking distance to Rugby Railway station and town centre



Location

Albert Street is ideally located within walking distance of both Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Northlands Primary School, Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45, A14 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, Northampton, Milton Keynes and the north.

Outside

To the front of the property there is a wrought iron gate in between brick-built pillars, which provides access to a low maintenance private paved front garden planted with established Laurel and Red Currant screening to the front and pretty Honeysuckle and Wisteria providing seasonal colour. The rear garden is enclosed by an attractive brick-built wall and is mainly laid to lawn. There is a block paved patio, raised sleeper beds and a raised decked area to the rear garden. Borders have been planted with a variety of seasonal shrubs and trees including lavender, roses and hydrangea. There are two brick-built stores and a hatch which provides access to the cellar.



Ground Floor

The property opens into the porch with deco style tiling, where double multi paned doors lead into to a welcoming hall, with stairs rising to the first floor, useful understairs storage cupboard and fitted with attractive wooden herringbone flooring which extends through to the sitting room, boasting a large bay window overlooking the front aspect. Original features include picture rails and coving, with the focal point of the room being a beautiful marble feature fireplace with quarry tiled hearth and log burner inset. The dining room is fitted with wooden flooring and is open plan to the contemporary kitchen/breakfast room, accessed through an archway. There is grey marble effect ceramic flooring and numerous high gloss wall and base kitchen cabinets, drawers and pan drawers with complementing quartz work surfaces over. There is space for a range style cooker below an extractor fan along with an integrated dishwasher. A breakfast bar with wine racking makes an ideal seating area overlooking the garden, which is accessed through multi-paned French doors and in front of an attractive chimney breast with deco tiling and log burner inset. A door from the dining room provides access to a utility room which is fitted with shaker style cabinets, with solid wooden work surface over and has space and plumbing for a fridge/freezer and washing machine. A door provides access to the garden and a further door leads to the cloakroom fitted with wall hung wash hand basin and WC.





First Floor

A spacious galleried landing is fitted with attractive herringbone wooden flooring and has stairs rising to the second floor. The principal bedroom overlooks the front aspect through a lovely bay window and features a bespoke dressing table below, fitted drawers to one wall and shaker style wardrobes either side of the chimney breast, along with a ceiling rose and coving to the ceiling. Bedroom two overlooks the rear aspect and benefits from a fitted cupboards and shelving to the recesses along with an en-suite wet room benefitting from underfloor heating, fitted with a chrome and glass shower screen and shower and handheld shower to the wet area with modern metro tiling over, attractive marble floor tiles and a heated towel ladder. The family bathroom is fitted with wooden flooring and is fully tiled to the splash back areas, fitted with a white suite which includes a jacuzzi bath with Victoriana taps and handheld shower, pedestal wash hand basin and WC.

Second Floor

A further spacious galleried landing also features herringbone wooden flooring and fitted bookshelves with space in front of the window which would make an ideal study/work area. There are two further double bedrooms, one overlooking the front aspect and one overlooking the rear, along with a contemporary shower room fitted with grey marble effect ceramic tiling which complements the tiling to the splashback areas. There is a large shower enclosure with a chrome and glass sliding door and a rainfall shower, WC and wash hand basin with fitted mirror above.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

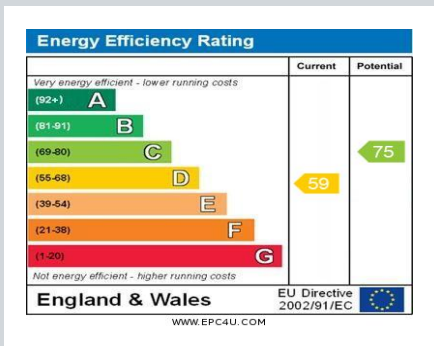
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – F.



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP

67 Albert Street Rugby CV21 2SN

Approximate Gross Internal Area
 Main House 2,084 sq ft - 193.64 sq m
 Cellar 158 sq ft - 14.65 sq m
 Total 2,242 sq ft - 208.29 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is not to scale. No responsibility is taken for any errors, omissions, misstatements, or use of the data shown.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials. We are working on ways to move all of our products to recyclable solutions.