



15 Park Road, Rugby, Warwickshire, CV21 2QU

HOWKINS &
HARRISON

15 Park Road, Rugby,
Warwickshire, CV21 2QU

Offers in Excess of: £465,000

A spacious and beautifully presented five bedroom Victorian townhouse, ideally situated in the heart of Rugby town centre, close to Caldecott Park and within easy walking distance of Rugby Railway Station. The property offers generous and versatile accommodation arranged over three floors, combining spacious living areas with a wealth of charming original features. Character features include the attractive original Minton tiled flooring to the entrance hall and a stunning stained-glass door with original fan light above.

Features

- Convenient town centre location
- Five double bedrooms over three floors
- Private enclosed landscaped rear garden
- Shaker style fitted kitchen
- Separate sitting room and dining room
- Wood burning stove
- Modern white bathroom suite
- Period features
- Ground floor shower room
- Gas central heating



Location

15 Park Road 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 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.



Ground Floor

An attractive stained glass front door opens into a welcoming entrance hall, featuring beautiful original Minton tiled flooring and stairs rising to the first floor. The ground floor provides a well-balanced arrangement of living and entertaining spaces, including a sitting room, dining room and kitchen. The sitting room features wooden flooring, original period cornicing and picture rails, complemented by a wood burning stove, creating a warm and inviting space. The dining room continues the period character with wooden flooring, cornicing and picture rails, while double doors open directly onto the rear garden, making this an ideal space for entertaining and enjoying the garden. A well appointed shaker style kitchen offers a generous range of wall and base units, complemented by wooden work surfaces and a traditional Belfast sink. Integrated appliances include an electric oven, microwave, dishwasher and washing machine, providing a practical and stylish kitchen space. To the rear of the property there is access to the rear garden along with a useful ground floor shower room with a generously sized corner shower and glass sliding doors, WC and wash hand basin.





First and Second Floor

The first floor offers three generously proportioned double bedrooms, each retaining attractive period features including feature fireplaces, picture rails and exposed wooden floorboards. Bedrooms one and two also benefit from built-in wardrobes, providing useful additional storage. The family bathroom is fitted with a modern white suite comprising a D shaped bath with glass shower screen and shower over, chrome fittings, heated towel rail, wash hand basin and WC. The second floor continues to offer excellent accommodation, with exposed wooden floorboards and two further spacious double bedrooms, providing versatile living space.



Outside

The property is approached via a brick paved pathway, with established hedging to the front providing a good degree of privacy and leading to the attractive stained glass entrance door. The beautifully landscaped rear garden provides a lovely outdoor space, with a block paved patio adjoining a further terraced area and steps leading down to the lawn. Raised borders and retaining wooden sleepers add character and definition to the garden. To the far end is a useful brick built shed, together with gated access.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





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.

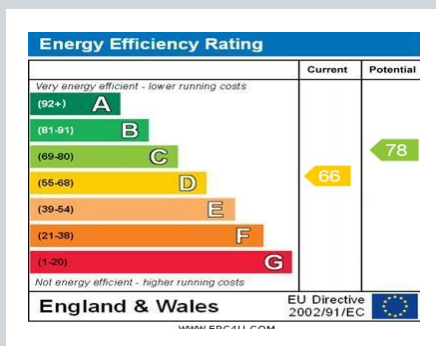
Services

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 – C.



Park Road, Rugby, CV21

Approximate Area = 1915 sq ft / 177.9 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 2008 sq ft / 186.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Howkins & Harrison. REF: 1499886

Howkins & Harrison

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