

**4 Lodge Road  
Town Centre  
RUGBY  
CV21 2TF  
£230,000**



- **FOUR BEDROOM**
- **NO ONWARD CHAIN**
- **KITCHEN/BREAKFAST ROOM**
- **FIRST FLOOR BATHROOM**
- **MID TERRACE HOME**
- **SEPARATE LOUNGE AND DINING ROOM**
- **DOWNSTAIRS SHOWER ROOM**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

If you're searching for a home you can truly put your stamp on, this four-bedroom traditional terrace in the heart of Rugby offers the perfect starting point. Full of potential and ready for someone with vision, it's an ideal choice for first-time buyers who want to create a space that reflects their own taste, lifestyle, and future plans. This property is offered with NO ONWARD CHAIN.

Inside, the layout is practical and easy to work with. The ground floor includes an entrance hall, a lounge, a separate dining room, and a kitchen/breakfast room with plenty of scope for modernisation or reconfiguration. A ground-floor shower room adds everyday convenience. Upstairs, four bedrooms and a family bathroom provide flexibility — whether you need guest space, a home office, or room to grow. Every room offers the chance to refresh, redesign, and make it your own.

The enclosed rear garden is another opportunity waiting to be unlocked: a simple outdoor space that could become anything from a low-maintenance courtyard to a cosy entertaining area or a green retreat.

Set within walking distance of Rugby town centre, you'll have shops, cafés, restaurants, and green spaces right on your doorstep. Rugby railway station is also close by, offering mainline services to London Euston (approx. 50 minutes) and Birmingham New Street (approx. 30 minutes) — ideal for commuters.

With excellent access to the M1, M6, and M45, the property is well-connected for travel across the region. Local highlights include Rugby Theatre, Rugby Library, Caldecott Park, and the historic Rugby School.

### **Accommodation Comprises**

Entry via partly glazed door into:

#### **Entrance Hall**

Minton tile flooring. Stairs rising to first floor. Doors to:

#### **Lounge**

11'1" x 15'3" max into bay (3.40m x 4.66 max into bay)

Bay window to front aspect. Coving to ceiling.

#### **Dining Room**

11'1" x 13'6" (3.39m x 4.13)

Window to rear aspect. Radiator. Coving to ceiling.

#### **Kitchen**

22'3" x 8'10" (6.80m x 2.71m)

Base and eye level units. Roll top work surface space incorporating a one and a half bowl sink unit with mixer tap over. Tiled splash backs. Tiled floor. Electric cooker. Wall mounted central heating boiler. Two radiators. Understairs storage cupboard. Two windows to side aspect. Partly glazed door to rear garden. Door to:

#### **Shower Room**

With suite to comprise; walk in electric shower, low level w.c. pedestal wash hand basin. Tiled walls. Tiled floor. Frosted window to front elevation. Towel radiator.

#### **First Floor Landing**

Access to loft space. Storage cupboard. Doors to:

**Bedroom One**

13'6" x 10'0" (4.14m x 3.07m)

Window to rear aspect. Radiator.

**Bedroom Two**

12'11" x 9'1" (3.96m x 2.79m)

Window to front aspect. Radiator.

**Bedroom Three**

9'0" x 12'1" (2.75m x 3.70m)

Window to rear aspect. Radiator.

**Bedroom Four**

9'10" x 8'7" (3.02m x 2.62m)

Window to front aspect. Radiator.

**Bathroom**

With three piece white suite to comprise; panelled bath, low level w.c. and pedestal wash hand basin. Tiled walls. Frosted window to side elevation. Radiator.

**Front Garden**

Pathway to entrance. Enclosed by low level wall.

**Rear Garden**

Mostly paved with shrub borders. Enclosed by timber panel fencing and brick wall. Side pedestrian access.

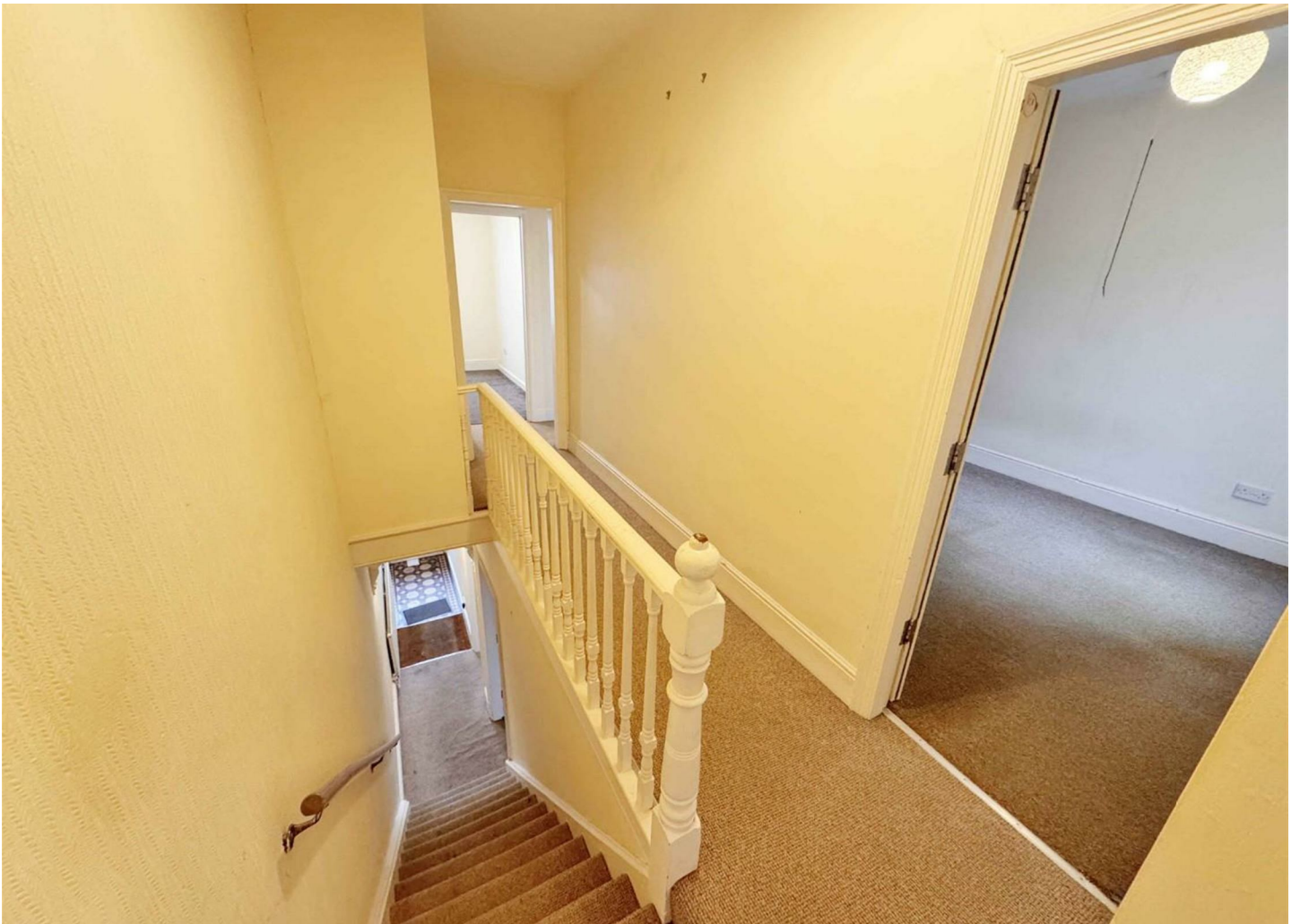
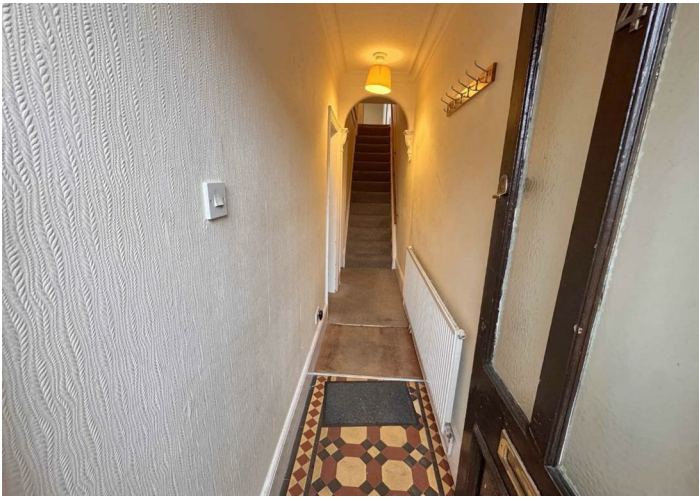
**Agents Note**

Council Tax Band: B

Energy Efficiency Rating: D







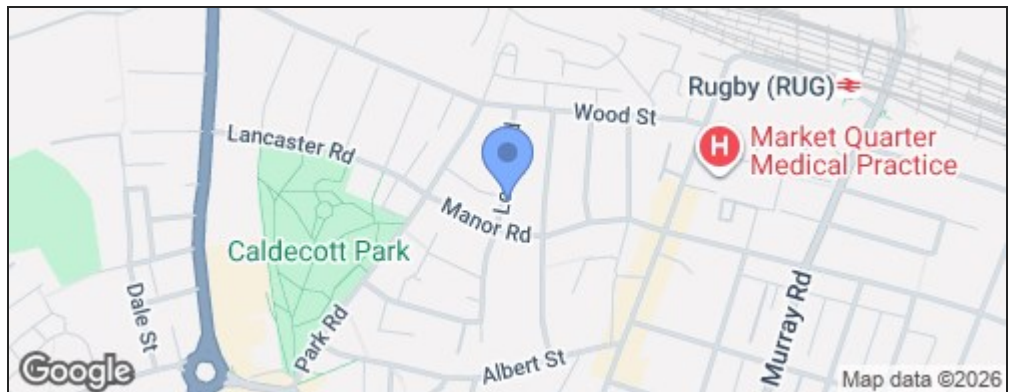
GROUND FLOOR

1ST FLOOR



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			
(55-68) D		58	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.