



Connells

Wharf House Vicarage Hill
Clifton Upon Dunsmore Rugby

Wharf House Vicarage Hill Clifton Upon Dunsmore Rugby CV23 0DG

for sale
£550,000



Property Description

A rare opportunity to acquire a substantial canal side period property offering approximately 197 square meters of accommodation located in the highly sought after area of Clifton. The accommodation comprises on the ground floor: hallway, dining room, large kitchen diner, W/C, and reception room with access to private terrace. The second floor accommodation offers four bedrooms, family bathroom, two ensembles and adjoining balcony overlooking the canal. The exterior of the property benefits from a small walled garden to the front, off street parking, garage/workshop to the rear, access to cellar and W/C.

Clifton itself is just two miles from Rugby town centre and has a local shop, pub, hair dressers and an Ofsted "Outstanding" rated primary school. There are also good transport links for M6, M1 and A5 and Rugby train station which provides regular services to Birmingham and London Euston in under an hour.

Cloakroom

W/C

Lounge

18' 1" x 18' 4" (5.51m x 5.59m)

Large reception room to rear, carpeted, patio doors.

Dining Room

11' 9" max into bay x 11' 6" (3.58m max into bay x 3.51m)

To front of property., dining/study, gas fire place, bay window & window to side, gas fire place.

Kitchen/Diner

11' 10" + bay x 10' 2" (3.61m + bay x 3.10m)

Selection of wall & base units, wooden floors.

Landing

Two lofts and ladder, large cupboard.

Bedroom One

11' 2" x 10' 10" + alcove (3.40m x 3.30m + alcove)

To front of property, carpeted, front & side aspect

En-Suite

Side & front window, lino floor, shower & sink

Bedroom Two

11' 10" x 10' 3" + alcoves (3.61m x 3.12m + alcoves)

To the front of the property, feature fire place, with shower room, w/c & sink.

Bedroom Four

8' 11" max x 10' 9" max (2.72m max x 3.28m max)

Balcony access, window to side.

Bedroom Three

18' 4" x 18' 10" (5.59m x 5.74m)

Bath, jacuzzi, w/c + sink. airing cupboard, carpeted

Rear Garden

Decked patio, basement

Parking

Drive way, access to side.

Outbuildings

Large garage, solar panels

Special Features

Next to canal plus land to side.

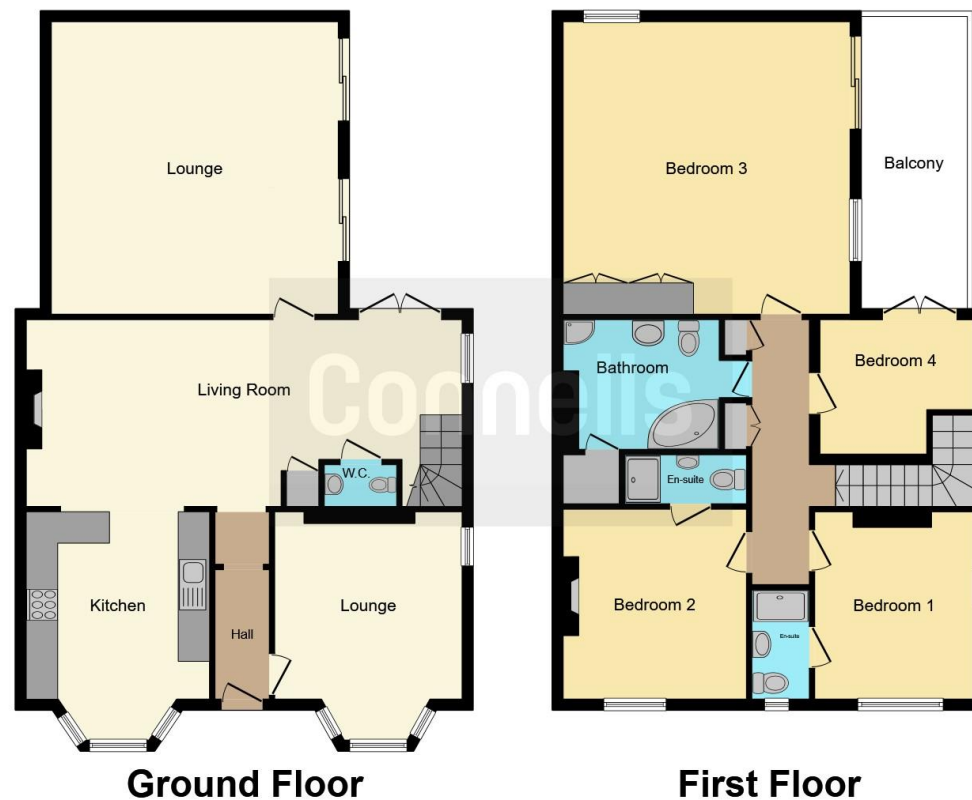
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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