



70 Ashlawn Road, Rugby, Warwickshire, CV22 5ES

HOWKINS &  
HARRISON

70 Ashlawn Road, Rugby,  
Warwickshire, CV22 5ES

Guide Price: £550,000

Set on a larger than average plot, this delightful 1920s semi detached family home is well presented throughout and occupies a sought after position on the popular Ashlawn Road. Ideally located for Ashlawn School and Rugby town centre, the property is set back from the road and benefits from off-road parking for several vehicles.

### Features

- Semi detached four-bedroom home
- 1920's home with original features
- Sitting room, dining room and study
- Fitted kitchen and utility room
- Garage and off road parking
- Sought after Rugby location
- Private rear garden with access
- Four piece family bathroom
- Gas central heating
- UPVC double glazed



## Location

The property is located on the popular Ashlawn Road, close to Rugby town and the village of Hillmorton. The location is very close to two bus routes into the town centre. Rugby offers a large selection of shops, bars, and restaurants, as well as leisure facilities and public parks. Primary schooling is available at Paddox School and English Martyrs RC School with state funded secondary and grammar schooling available at Ashlawn School, Rugby High School for Girls and Lawrence Sheriff.

There is also an excellent choice of independent schooling nearby including Crescent School, Bilton Grange Preparatory School, and, of course, the world renowned Rugby School.

The property is well placed for the commuter with easy access to major road networks, including M1, M45, M6, A45, and A14. Rugby Station also offers a frequent high speed rail service to London Euston which takes just under 50 minutes.



## Ground Floor

On arrival, a spacious entrance hall provides a welcoming first impression, featuring wooden laminate flooring, stairs rising to the first floor, original wooden panelled doors throughout, and a useful understairs storage cupboard. Doors lead to all principal ground floor rooms. To the front of the property is a study with built-in bookcases, ideal for home working. The sitting room also enjoys a front aspect with a bay window allowing plenty of natural light to flood in and features a character fireplace with electric fire. This room opens through to the dining room, which can be separated by wooden bi-fold doors, creating a flexible entertaining space. The dining room benefits from a feature fireplace surround and a door opening directly onto the rear garden. The kitchen is well equipped with a comprehensive range of fitted units providing ample storage, along with a built-in double oven, gas hob and extractor hood. A door from the kitchen leads to the utility room, which offers additional built-in storage, space for white goods, access to the ground floor WC, and a further door opening to the rear garden.

## First Floor

The first floor offers four double bedrooms, all, apart from Bedroom three and the bathroom, boast original wooden panelled doors. The principal bedroom is positioned to the front of the property and features a large bay window, feature fireplace, picture rail and built-in wardrobes. Bedroom four is also located to the front; while the smallest of the rooms, it comfortably accommodates a double bed. Bedrooms two and three overlook the rear garden. Bedroom two is the larger of the two and includes a picture rail and sink. Bedroom three has characterful sloped ceilings, resulting in a slight height restriction. A spacious four-piece family bathroom completes the first floor and is fitted with a white suite comprising a bath, wash hand basin, WC, vanity storage units, and a separate shower cubicle with glass sliding doors.





## Outside

The property is approached from Ashlawn Road via a block-paved driveway providing off-road parking for several vehicles and access to the garage. Mature hedging offers a good degree of privacy, with the front garden mainly laid to lawn.

The rear garden is larger than average and benefits from double wooden gates. Predominantly laid to lawn, the garden is complemented by mature trees and shrubs, creating a private and established outdoor space.

## Agents Note

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

Set on a larger than average plot we offer for sale this delightful 1920's semi detached home, the property is well presented and is situated on the popular Ashlawn Road ideally located for Ashlawn school and Rugby Town Centre.





## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-654666.

## Fixtures and Fittings

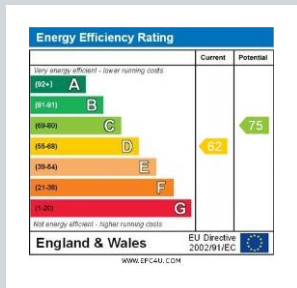
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way. Note- The carpets, curtains and light fittings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

## 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-D



## 70 Ashlawn Road Rugby CV22 5ES

Approximate Gross Internal Area  
1981 sq ft - 184 sq m



## Howkins & Harrison

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

Telephone 01788 564666

Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)



rightmove  
find your happy



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

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.