



4 Bedroom House - End Terrace
located on George Street, Rugby
Offers Over £260,000

 **UP Estates**

FULLY RENOVATED FOUR-BEDROOM END-TERRACED HOME |
TOWN CENTRE & STATION LOCATION | OFF-ROAD PARKING |
MOVE-IN READY

This beautifully refurbished four-bedroom end-terraced home offers stylish, spacious accommodation in a highly convenient Rugby location, ideally positioned within easy reach of Rugby town centre and Rugby Railway Station. Perfect for families, professionals, or investors, the property combines period charm with modern finishes and excellent connectivity for commuters.

The accommodation is arranged over two floors and has been comprehensively renovated throughout. On the ground floor, there is a welcoming entrance hall leading to a bright lounge with a feature living flame fire, alongside a separate dining room, also benefitting from a feature inset fire and useful under-stairs storage. The refitted kitchen is well equipped with integrated appliances and finished with contemporary styling, complemented by a separate utility area. Completing the ground floor is a modern shower room, adding flexibility and practicality for everyday living.

Upstairs, the first floor offers four well-proportioned bedrooms, all presented to a high standard, along with a stylish family bathroom fitted with a bath and overhead shower. The property further benefits from UPVC double glazing, gas-fired central heating, and a recently updated boiler, electrics, and plastering, making it a true turn-key home.

Externally, there is off-road parking to the front, while to the rear is an enclosed courtyard-style garden, offering a private and low-maintenance outdoor space ideal for relaxing or entertaining.

With its generous layout, modern finish, and excellent access to amenities, schooling, transport links, and motorway networks, this is a superb opportunity to purchase a fully refurbished home in a prime Rugby location.



Offers Over £260,000

- FULLY RENOVATED FOUR-BEDROOM END-TERRACED HOME
- CONVENIENT LOCATION FOR RUGBY TOWN CENTRE & TRAIN STATION
- LOUNGE & SEPARATE DINING ROOM WITH FEATURE FIRES
- SEPARATE UTILITY AREA
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR FAMILY BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF-ROAD PARKING
- ENCLOSED, LOW-MAINTENANCE REAR COURTYARD GARDEN





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





George Street, Rugby





Total Area: 114.4 m² ... 1232 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

