



15 Acacia Grove, Rugby, Warwickshire, CV21 2QT

HOWKINS &
HARRISON

15 Acacia Grove, Rugby,
Warwickshire, CV21 2QT

Guide Price: £235,000

A recently renovated two bedroomed mid terrace Victorian property, just steps away from Caldecott Park. The two reception rooms, two double bedrooms and upstairs bathroom have all been tastefully decorated and finished to a high standard and an enclosed rear garden provides an entertaining space. The property is also ideally located within walking distance of the town centre, railway station and Junction One retail park.

Features

- Mid terrace Victorian property
- Recently renovated
- Two double bedrooms
- Two reception rooms
- An extended kitchen with Velux windows and patio doors
- Re-fitted bathroom
- Enclosed rear garden
- Popular town centre location
- Walking distance of amenities
- Energy Rating-D



Location

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes.

The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby, including Northlands Primary School, Rugby Free Primary School, and St. Marie's Infant and Junior Schools. Lawrence Sheriff, a grammar school for boys, and the world renowned Rugby School are both within a short walk of the property, while Rugby High School for Girls and a further range of state and independent schools for all ages are available just a short drive or bus journey away.



Ground Floor

An attractive front door with stained glass panel opens to the entrance hall with exposed wooden floor boards, stairs rising to the first floor and doors to the ground floor accommodation. The sitting room has a bay overlooking the front aspect with sash windows and attractive low level fitted shutters, with the focal point of the room being a brick-built chimney breast with log burner inset over a quarry tiled hearth. The dining room overlooks the rear aspect and has a useful understairs storage cupboard, further brick built chimney breast with fire basket over a slate hearth. From here a door opens to the extended kitchen fitted with numerous shaker style wall and base kitchen cabinets and drawers with work surface over with space and plumbing for appliances. The breakfast area has a vaulted ceiling with Velux windows inset and patio doors which open to the rear garden. Agent Note- Less than a year ago, the whole roof was replaced, and the redundant chimney was taken down and capped.

First floor

A spacious galleried landing provides access to two double bedrooms and the family bathroom which has been recently updated and fitted with a ball and claw foot bath with Victoriana taps with hand held shower over, wash hand basin, wc and corner shower enclosure with easy clean panels. There are shutters to the window along with a Victorian feature fireplace. The principal bedroom overlooks the front aspect and also benefits from fitted shutters a Victorian feature fireplace, coving to the ceiling and a useful storage cupboard which can also be accessed from the landing. Bedroom two overlooks the rear.

Outside

To the front of the property there is a low maintenance gravelled garden which is enclosed by a brick built wall with wrought iron railings over. A wrought iron gate opens to a paved pathway with steps up to the front door. There is rear access via a ginnell and through a wrought iron gate to an enclosed garden with decked area and raised patio to the rear.

Viewing

Strictly by prior appointment via the selling agent
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 – B

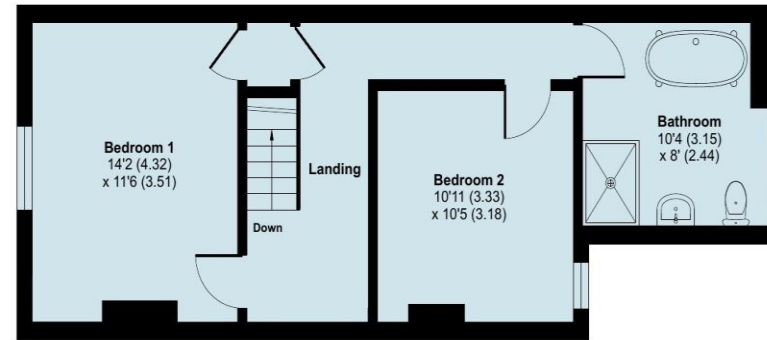
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



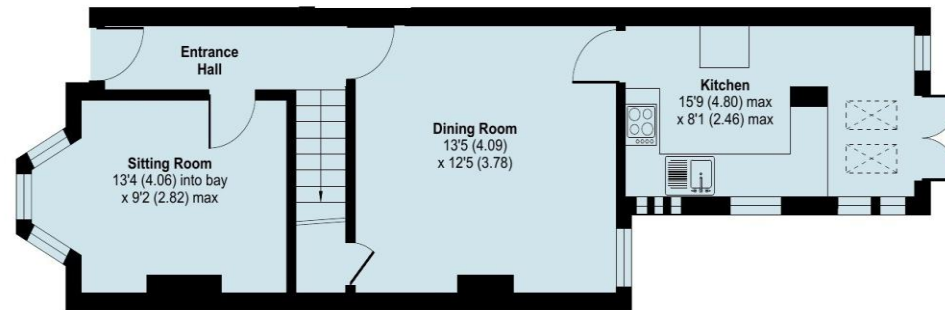
Acacia Grove, Rugby, CV21

Approximate Area = 998 sq ft / 92.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1438745

Howkins & Harrison

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

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web 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



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.



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