



51 Mellish Road, Rugby, Warwickshire, CV22 6BB

HOWKINS &
HARRISON

51 Melish Road, Rugby,
Warwickshire, CV22 6BB

Guide Price: £195,000

A well presented two bedroom semi detached property situated in a quiet cul-de-sac location, offering a private rear garden, conservatory and off-road parking.

Features

- Semi detached property
- Two bedrooms
- Quiet cul-de-sac location
- Lounge & modern kitchen
- Bathroom
- Conservatory
- Rear garden
- Off-road parking
- Close to local amenities
- Energy Rating- C



Location

Mellish Road is situated in the Overslade area of Rugby, Warwickshire, approximately 2 km from Rugby railway station. The property is located within an established residential neighbourhood, with Mellish Road forming part of a network of residential streets including Buchanan Road, Elmore Road and Saunton Road.

The surrounding area is predominantly residential, with local amenities, schools and recreational facilities nearby. Harris Church of England Academy and the Harris Sports Centre are located in the vicinity, with the sports centre having an address on Mellish Road.

The property benefits from access to local bus services, with stops including Greenhill Road, Buchanan Road and Harris High School nearby. Rugby town centre and Rugby railway station are readily accessible from the area, providing connections to the wider road and rail network.



Ground Floor

A covered canopy over the front door opens into the entrance hall, with doors leading to the kitchen and sitting room, while stairs rise to the first floor. The kitchen is fitted with a comprehensive range of built-in cabinets and integrated appliances, including an electric double oven, hob, extractor fan and fridge freezer. To the rear, the generous sitting room provides ample space for both comfortable seating and a dining table and chairs. Double doors open into the conservatory, creating a bright and versatile additional living space with views over the garden.

First Floor

Upstairs are two well proportioned double bedrooms, both benefiting from built-in storage. The master bedroom features extensive built-in wardrobes across one wall. The family bathroom completes the first floor and is fitted with a bath with shower over, wash hand basin and WC.

Outside

Externally, the front garden is low maintenance and mainly gravelled, with a tarmac driveway providing off-road parking for two cars. The beautifully maintained rear garden is also designed for easy maintenance, with a lawn providing a pleasant outdoor space to relax and entertain.

Agents Note

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

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

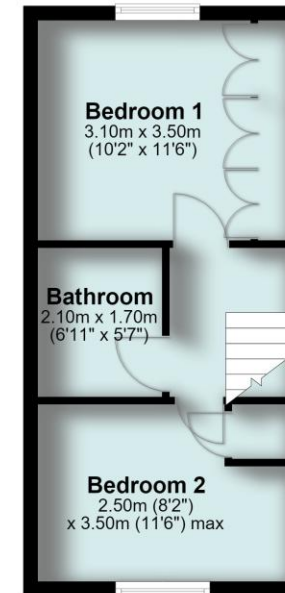
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor



First Floor



Total area: approx. 62.6 sq. metres (673.6 sq. feet)

Howkins & Harrison

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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.



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