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Seabroke Avenue, Town Centre  
Guide Price £270,000

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# Seabroke Avenue, Town Centre, Rugby

Welcome to this charming semi-detached house located on Seabroke Avenue in Rugby. This delightful property boasts two well-proportioned bedrooms and two bathrooms, making it an ideal choice for small families or couples seeking extra space. The house features three inviting reception rooms, providing ample room for relaxation, entertaining, or even a home office.

One of the standout features of this home is the convenient downstairs shower room, which offers the potential for an annexe, perfect for guests or extended family. The recently refitted kitchen is both stylish and functional, making meal preparation a pleasure. With double glazing throughout, you can enjoy a warm and quiet environment, regardless of the season. Parking is a breeze with space for two vehicles, ensuring you and your guests have easy access. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Situated in a desirable area, this semi-detached house is not only a comfortable home but also a fantastic opportunity for those looking to settle in Rugby. Don't miss the chance to make this lovely property your own.

## Entrance Hall

## Inner Hall

## Bedroom Three / Annexe 16'4" x 10'3" narrowing to 6'3" (4.98 x 3.13 narrowing to 1.91)

French doors to garden. Versatile ground floor room ideal as a home office or occasional annexe-style bedroom for an elderly relative, with convenient access to nearby shower room/WC."

## Shower Room

Corner shower with glazed sliding doors. Low flush WC. Wash hand basin. Radiator. Window.



### **Lounge 14'11" x 11'3" (4.57m x 3.43m)**

Feature fireplace with attractive surround. Radiator. Window to front.

### **Kitchen 11'2" x 9'11" (3.42 x 3.04)**

Re fitted kitchen with an array of base cupboards and drawers. Sink unit with mixer tap above. Built in gas hob with extractor above. Built in gas oven with further eye level units. Victorian fireplace. Tiled splashareas. Door to

### **Garden Room 8'11" x 6'11" (2.72 x 2.13)**

Sliding door to garden. .

### **Utility Room**

Gas central heating boiler which serves domestic hot water and radiators. Plumbing for an automatic washing machine.

### **First Floor Landing**

Loft access

### **Bedroom One 15'0" x 11'3" (4.58 x 3.45 )**

Radiator. Window to front.

### **Bedroom Two 13'2" max x 9'1" (4.03 max x 2.77 )**

Radiator. Window to rear.

### **Bathroom**

P Shaped bath with shower over. Low flush WC. Wash hand basin. Radiator. Window to rear.

### **Garden**

Patio with lawned area. Well stocked borders. Fully enclosed by panel fencing. There is a patio at the rear of the garden with two timber sheds . Outdoor tap and power socket.

### **Parking**

Off road parking for two vehicles.



### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the

borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR



**Ground Floor**

**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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