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Dunchurch Road, Town Centre
Offers in the region of £550,000

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ESTATE AGENTS

Dunchurch Road, Town Centre, Rugby

Nestled in the heart of Rugby, on the esteemed Dunchurch Road, this charming end town house presents an exceptional opportunity for families and investors alike. Boasting four spacious bedrooms, this property is designed to accommodate modern living with ease. The two well-appointed reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for family gatherings or social events.

The house features two bathrooms, ensuring convenience for all residents. Additionally, the property includes cellars, offering valuable storage space or potential for further development, subject to planning permissions. Although the building plot has lapsed planning, it presents an exciting prospect for those looking to expand or enhance the property in the future.

One of the standout features of this home is its prime location, directly opposite the Rugby School playing fields, which not only offers picturesque views but also provides a vibrant community atmosphere. The double garage adds to the practicality of the property, providing secure parking and additional storage options.

This four-bedroom town house is a rare find in such a desirable area, combining comfort, space, and potential. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a promising investment opportunity, this property is well worth your consideration.

Entrance Hall

Dining Room 19'1" x 17'1" (5.82 x 5.22)

Living Room 14'2" x 13'5" (4.34 x 4.10)

Kitchen / Breakfast Room 20'4" x 9'9" (6.21 x 2.99)

Cellar one 14'0" x 13'8" (4.27 x 4.18)

Cellar Two

First Floor Landing

Doors to



Bedroom One 14'11" x 12'11" (4.55 x 3.95)

Window over looking Rugby School playing fields. Radiator.

Bedroom Two 20'4" x 9'5" (6.22 x 2.88)

Radiator. Window to rear.

Bedroom Three 11'9" x 9'4" (3.59 x 2.87)

Radiator. Window to rear.

Bedroom Four 14'0" x 7'1" (4.29 x 2.17)

Window over looking Rugby School playing fields. Radiator

WC

Low flush WC. Wash hand basin. Window

Bathroom 11'11" x 5'6" (3.64 x 1.68)

Stand alone bath. Low flush WC. Wash hand basin. Shower Cubicle. Fully tiled walls. Radiator.

Outside

Patio area from the rear of the property. There is a large lawn area which is fully enclosed by fencing and brick wall.

Detached double garage. Two timber sheds. Gated off road parking ideal for commercial vehicle or motor home / caravan.

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



Agents Note

Planning permission for a detached dormer bungalow was granted in 2021 and has since lapsed. R21/0404 planning Reference Number.

<https://planning.agileapplications.co.uk/rugby/application-details/32813>



GROSS INTERNAL AREA
 BASEMENT 30.8 m² (332 sq.ft.) FLOOR 1 70.6 m² (760 sq.ft.) FLOOR 2 70.9 m² (763 sq.ft.)
 TOTAL: 172.3 m² (1,854 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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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