



House - Semi-Detached

33 BUTLIN ROAD,  
RUGBY, CV21 3SD

£1,400

FEATURES



HOWKINS &  
HARRISON

# 3 Bedroom House - Semi-Detached located in Rugby

This beautifully modernized three-bedroom semi-detached home offers a perfect blend of contemporary style and character. The ground floor features a bright and spacious layout with a stunning kitchen-diner, complete with shaker-style units, wooden worktops, a Belfast sink, and a range cooker, with French doors opening onto a generous rear garden. Upstairs, there are well-proportioned bedrooms with charming features such as exposed brickwork and fireplaces, along with a stylishly updated bathroom featuring modern tiling and a rainfall shower. Externally, the property benefits from a large garden with a pergola-covered patio, a well-maintained lawn, and a private driveway providing ample off-road parking. Ideally located close to local amenities, well-regarded schools, and excellent transport links, this home is perfect for families.

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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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