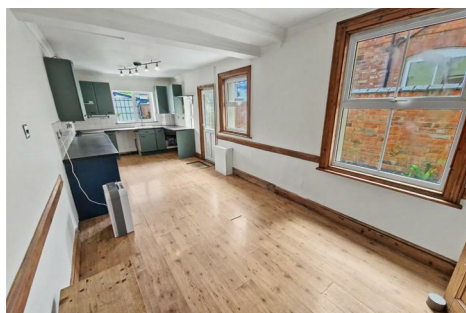


**62 Bath Street
Town Centre
RUGBY
CV21 3JE**

Offers Over £285,000



- **FOUR BEDROOM**
- **CLOSE TO AMENITIES/RAILWAY STATION**
- **SEPARATE RECEPTION ROOMS**
- **LARGE THIRD FLOOR BEDROOM**
- **GARAGE**

- **TRADITIONAL TERRACE**
- **GROUND FLOOR W.C.**
- **EXTENDED KITCHEN / BREAKFAST ROOM**
- **NO ONWARD CHAIN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

This traditional terraced townhouse retains a wealth of original features and offers generous accommodation arranged over three floors. The home has been thoughtfully extended to create a superb 26ft kitchen/breakfast room, complemented by a large second-floor bedroom that adds valuable flexibility to the layout.

The ground floor includes an entrance hallway with classic Minton tile flooring, a lounge with a feature fireplace and inset wood burner, a separate dining room, a ground-floor W.C. and the fitted kitchen. On the first floor there are three bedrooms and a family bathroom, while the second floor provides an additional spacious bedroom. The property is offered with no onward chain.

Externally, the property enjoys an enclosed rear garden, a low-maintenance front garden and a garage to the rear, accessed via a service road.

The location is exceptionally convenient, being within walking distance of Rugby town centre and Rugby railway station, which offers mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. The area provides easy access to the region's central motorway network, including the M1, M6 and M45. Nearby amenities include shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School, creating a vibrant and well-connected setting.

Accommodation Comprises

Entry via composite front entrance door into:

Entrance Hallway

Minton tile flooring. Stairs rising to first floor. Radiator. Doors off to lounge, dining room, kitchen and w.c.

Downstairs W.C.

Low level w.c. Wash hand basin, Extractor fan.

Lounge

11'10" x 11'4" (3.63m x 3.47m)

Bay window to front aspect. Feature fireplace with log burner. Radiator.

Dining Room

11'10" x 9'1" (3.62m x 2.77m)

Window to rear aspect. Feature fireplace. Radiator. Built in storage cupboard and meter cupboard to side of chimney breast.

Kitchen/Breakfast Room

25'9" x 9'5" (7.86m x 2.88m)

Fitted with a range of base and eye level units with work surface space incorporating a sink unit with mixer tap over. Cooker with gas hob and electric oven. Stainless steel extractor hood. Space and plumbing for a dishwasher and washing machine. Space for a fridge freezer. Vertical radiator. Access to loft space. Three windows to side aspect. Door to side giving access to rear garden.

First Floor Landing

Stairs rising to second floor. Doors off to bedrooms and bathroom.

Bedroom Two

11'10" x 9'8" (3.61m x 2.97m)

Window to rear aspect. Radiator. Built in wardrobes and drawers.

Bedroom Three

11'4" x 9'8" (3.47m x 2.97m)

Window to front aspect. Radiator. Built in wardrobes and drawers.

Bedroom Four

7'10" x 5'5" (2.40m x 1.66m)

Window to front aspect. Radiator.

Bathroom

10'6" x 9'5" (3.22m x 2.88m)

With suite to comprise; 'P' shaped bath with shower and shower screen, pedestal wash hand basin, and low level w.c. Vertical chrome radiator. Airing cupboard with louvre doors housing the central heating boiler. Window to rear. Window to side.

Second Floor Landing

Window to rear. Door to:

Bedroom One

14'11" x 14'0" (4.56m x 4.28m)

Window to rear. Two velux windows. Radiator. Built in wardrobe and shelving.

Front Garden

Dwarf wall to front and side. Area laid to stones. Pathway to entrance.

Garage

17'10" x 10'5" (5.45m x 3.20m)

Wiht up and over style door. Power and lighting. Personal door to side.

Rear Garden

Paved patio areas to front and rear of the garden. Raised brick borders. Pathway to rear. Gated access to service road.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: C





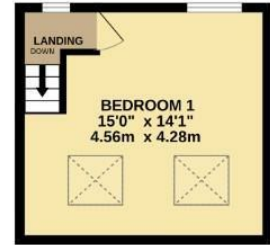
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



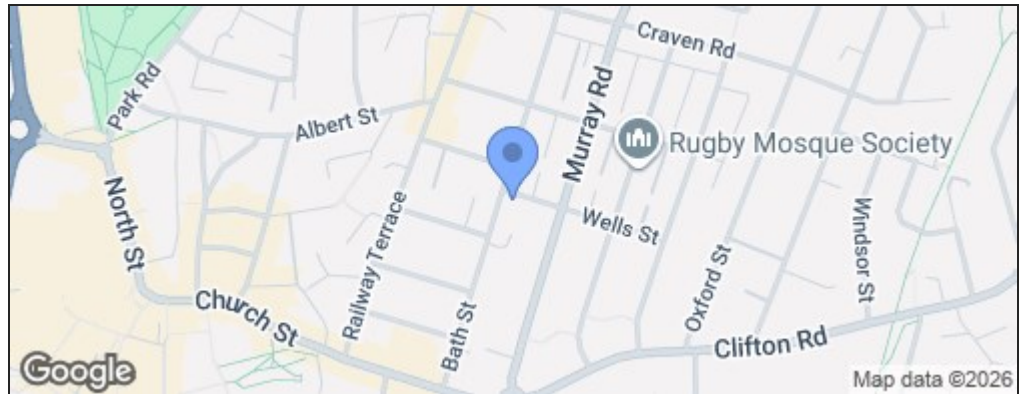
2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		70	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.