







3 Bedroom House - Terraced

located on William Street, Rugby

£250,000

UP Estates

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3

£250,000

- SURPRISINGLY SPACIOUS TERRACED HOME
- GENEROUS LOUNGE / DINER
- BAY WINDOW AND FEATURE FIREPLACE
- SEPARATE FITTED KITCHEN
- ADDITIONAL RECEPTION ROOM
- FITTED BEDROOM STORAGE
- THREE DOUBLE BEDROOMS
- CELLAR AND SEPARATE STORE
- ENCLOSED REAR GARDEN
- CLOSE TO TOWN CENTRE, RAILWAY STATION AND LOCAL AMENITIES

SURPRISINGLY SPACIOUS | THREE DOUBLE BEDROOMS | ADDITIONAL RECEPTION ROOM | CELLAR | CLOSE TO TOWN CENTRE

A surprisingly spacious three-bedroom terraced home on William Street, offering generous accommodation, character features and an enclosed rear garden. Conveniently situated close to Rugby town centre, the property has access to shops, cafés, restaurants and everyday amenities, with Rugby railway station and local schools, including Northlands Primary School, also nearby.

The entrance hall leads into a bay-fronted living room, which opens into a generous dining area. Beyond this, an additional reception room provides flexible space and leads through to the fitted kitchen. A utility room and separate store provide further practical space, while a cellar is accessed off the dining area.

Upstairs, the landing serves three bedrooms and the bathroom. Two bedrooms benefit from fitted wardrobes, while the third includes a built-in cupboard. The bathroom features a corner bath with a shower over, wash basin, WC and bidet.

Outside, the property has an enclosed front garden with a path to the entrance. The rear garden includes a lawn, paved seating areas and established planting, with brick boundary walls.





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.



While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested



by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





William Street, Rugby





Total Area: 130.7 m² ... 1407 ft²

All measurements are approximate and for display purposes only

CONTACT

41 Regent Street
Rugby
CV21 2PE

E: rugby@upestates.co.uk
T: 01788 729922

UP Estates