

**47 Firs Drive
Town Centre
RUGBY
CV22 7AD**

Offers Over £240,000



- **EXTENDED THREE BEDROOM SEMI DETACHED**
- **EXTENDED FITTED KITCHEN**
- **POPULAR LOCATION CLOSE TO RUGBY TOWN**
- **VIEWING HIGHLY RECOMMENDED**
- **OFF ROAD PARKING AND GARAGE**

- **SPACIOUS LOUNGE/DINING ROOM**
- **UPSTAIRS BATHROOM**
- **UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN NOT OVERLOOKED**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An EXTENDED three-bedroom semi-detached home, complete with a garage and off-road parking for two cars, set in a convenient Town Centre location. The property features a welcoming porchway and an extended kitchen, complemented by a spacious lounge that forms the heart of the ground floor. Upstairs, there are three well-proportioned bedrooms and a fitted family bathroom. The home benefits from gas central heating and upvc double glazing throughout. Outside, the enclosed rear garden offers good privacy, as it is not overlooked, while the front garden adds further kerb appeal. A well-located home with generous space and great potential for its next owners.

The property is conveniently situated being within the town centre and within walking distance of Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via obscure glazed sliding upvc door into.

Entrance Porch

Red tiled flooring. Further hardwood entrance door into:

Entrance Hallway

Window to front. Stairs rising to first floor. Understairs storage cupboard. Radiator. Wall mounted fusebox. Doors off to lounge/dining room and kitchen.

Lounge/Dining Room

24'3" x 10'2" (7.40m x 3.11m)

Via glazed door. Bay window to front aspect. Window to rear aspect. Two radiators. Wall mounted electric fire. Door to kitchen.

Extended Kitchen

16'1" x 7'10" (4.91m x 2.41m)

Via glazed door. Fitted with a range of high gloss base and wall mounted units. Timber worktops. Ceramic one and a half bowl sink and drainer unit with mixer tap over. Tiled splash backs. Breakfast bar. Built in 7 piece stainless steel hob. Double oven. Extractor canopy. Space for an American style fridge/freezer. Space and plumbing for a washing machine. Chrome sockets with usb points. Cupboard housing worcester Combi boiler. Vertical ceramic radiator. Ceramic tile flooring. Radiator. Window to side aspect. Window to rear aspect. Door to rear garden.

First Floor Landing

Window to side aspect. Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One

12'8" x 10'2" (3.88m x 3.11m)

Window to front aspect. Radiator.

Bedroom Two

10'2" x 8'10" (3.11m x 2.71m)

Window to rear aspect. Built in Hammonds wardrobes. Radiator. Laminate flooring.

Bedroom Three

9'2" x 8'3" (2.80m x 2.52m)

Window to front aspect. Radiator. Laminate flooring. Storage cupboard.

Bathroom

White panelled bath with electric Triton shower over, wall mounted wash hand basin, and low level w.c. Tiled walls. Ceramic tiled floor. Radiator. Opaque glazed window to rear elevation.

Front Garden

Mainly laid to lawn. Mature trees, hedges, and flowers to borders. Pathway to entrance. Off road parking for two cars. Access to garage.

Garage

Detached garage. With up and over style door. Replacement roof.

Rear Garden

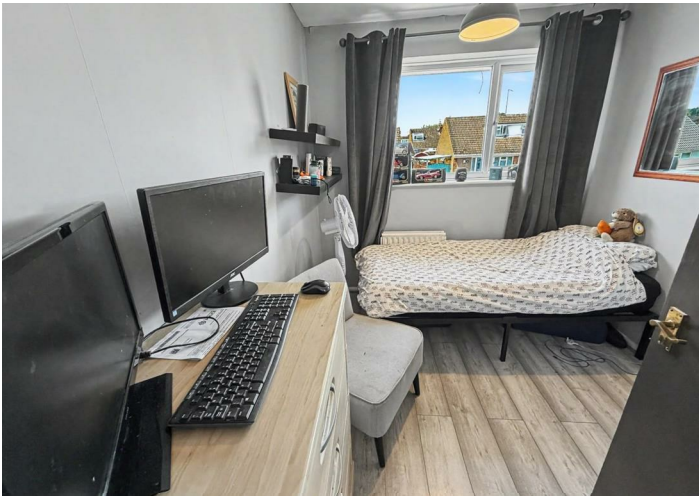
Steps leading down to rear garden. Mainly laid to lawn. Enclosed by timber fencing. Conifers to the rear. No overlooked to the rear.

Agents Note

Council Tax Band: C

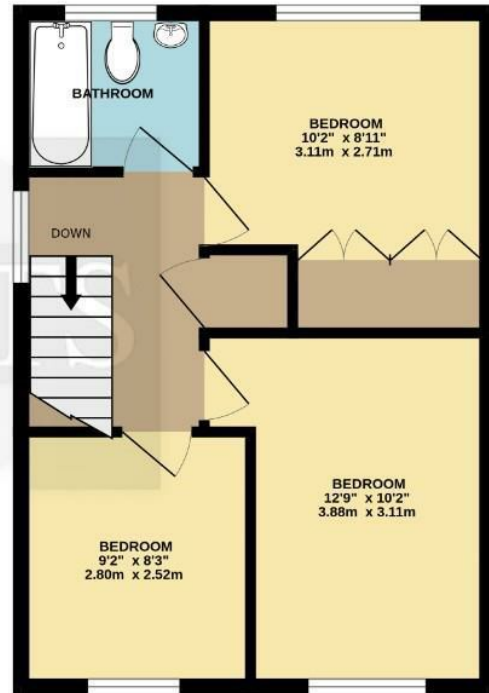
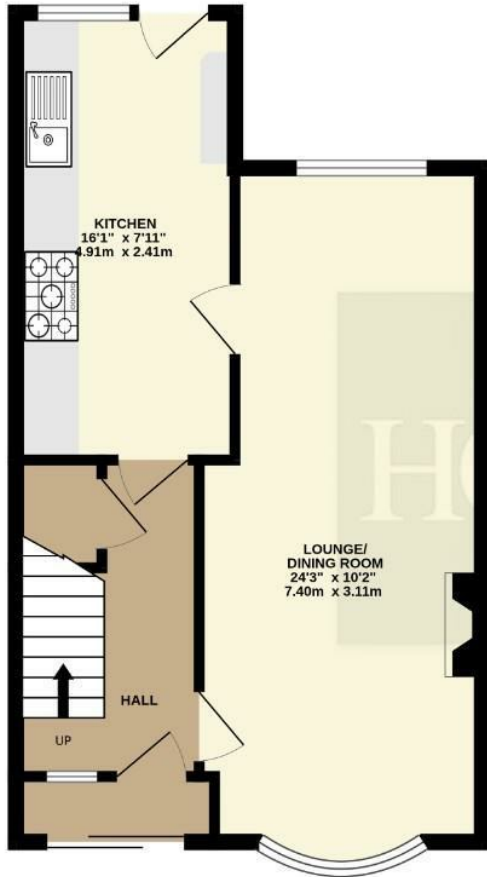
Energy Efficiency Rating: C





GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

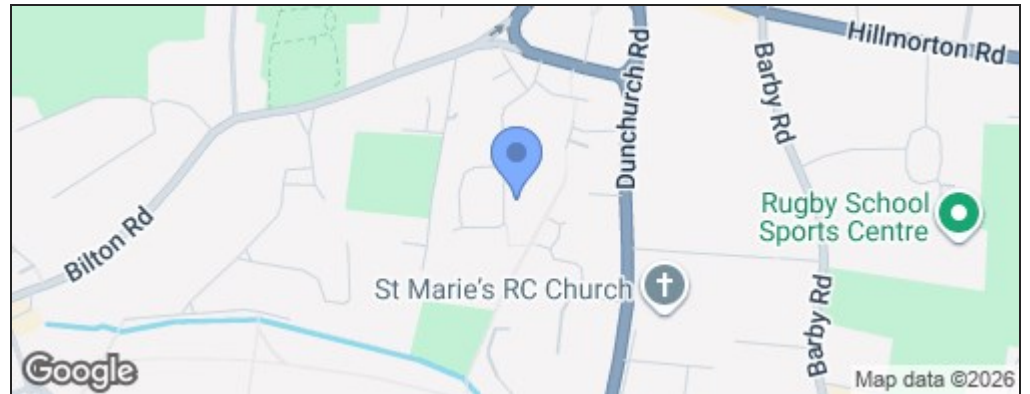
1ST FLOOR
407 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.