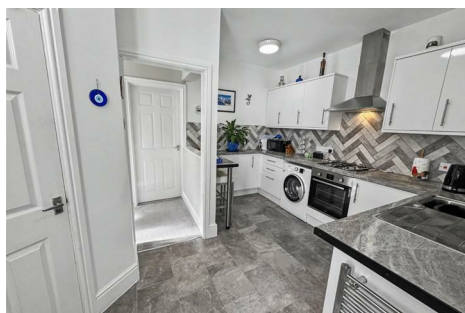


**45 Holbrook Avenue  
Town Centre  
RUGBY  
CV21 2QG**

**Guide Price £230,000**



- TWO DOUBLE BEDROOMS
- TOWN CENTRE LOCATION
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- LOW MAINTENANCE GARDEN

- SEMI DETACHED BUNGALOW
- LOUNGE / DINING ROOM
- REFITTED SHOWER ROOM
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

This unique two-bedroom semi-detached bungalow enjoys a wonderfully convenient position in the heart of Rugby, offering easy, level access to the town centre and the railway station. Thoughtfully arranged accommodation creates a comfortable and practical home, beginning with an entrance hall that leads through to a well-fitted kitchen and a bright lounge/dining room, an inviting space for everyday living and relaxed entertaining. Both bedrooms are generous doubles, and the bathroom has been stylishly refitted to provide a fresh, modern finish.

The outside space has been designed for low-maintenance living, with the garden mainly laid to paving, making it ideal for those seeking simplicity without sacrificing outdoor enjoyment. The property further benefits from UPVC double glazing and gas radiator central heating.

Its central location is a key part of the appeal. Rugby Railway Station is within walking distance, offering mainline services to London Euston and Birmingham New Street in approximately fifty and thirty minutes. The area also provides excellent access to the region's motorway network, including the M1, M6 and M45. A wide range of amenities lies close by, from shops, restaurants and public houses to Rugby Theatre, the library, Caldecott Park and the historic Rugby School.

### **Accommodation Comprises**

Entry via composite front entrance door into:

#### **Entrance Hall**

Doors off to bedrooms. Opening through to:

#### **Kitchen**

13'1" x 11'1" max (3.99m x 3.40m max)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Electric oven. Gas hob with extractor over. Space for a fridge/freezer. Space and plumbing for a washing machine. Chrome ladder radiator. Storage cupboard. Window to front. Opening through to:

#### **Lounge / Dining Room**

13'7" x 18'5" (4.16m x 5.62m)

Window to front. French doors opening to garden. Radiator. Door to:

#### **Refitted Bathroom**

Vanity unit with inset wash hand basin. Low level w.c. with concealed cistern. Steps down to shower. Chrome heated towel radiator. Window to side.

#### **Bedroom One**

9'10" x 12'3" max (3.01m x 3.74m max)

Bay window to front. Window to side. Radiator. Built in quadruple wardrobe.

#### **Bedroom Two**

11'2" x 11'4" max into bay (3.42m x 3.46m max into bay)

Window to side. Radiator. Built in triple wardrobe.

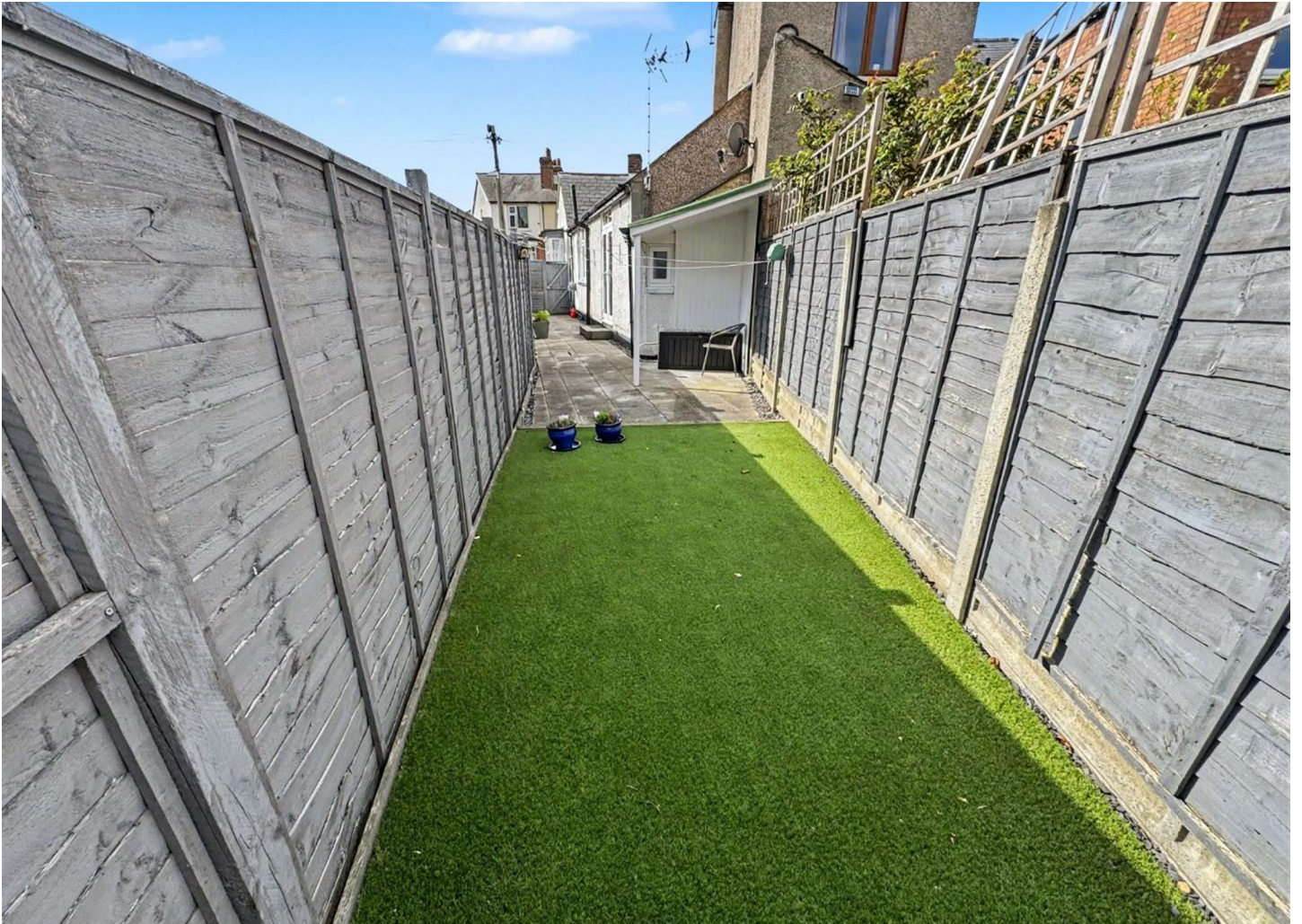
#### **Externally**

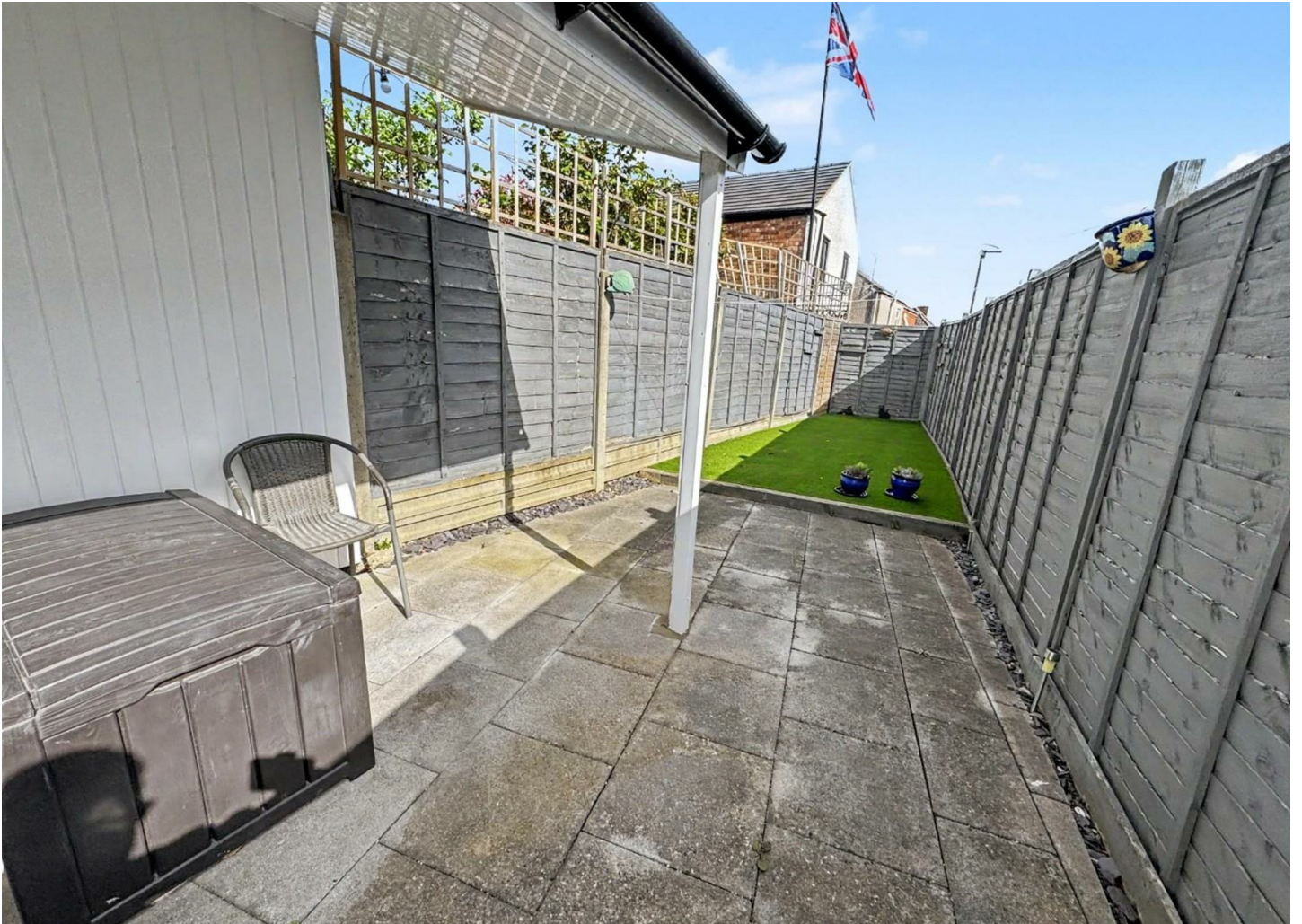
Patio area. Area laid to artificial grass. Covered terrace. Enclosed by fencing.

#### **Agents Note**

Energy Efficiency Rating: D

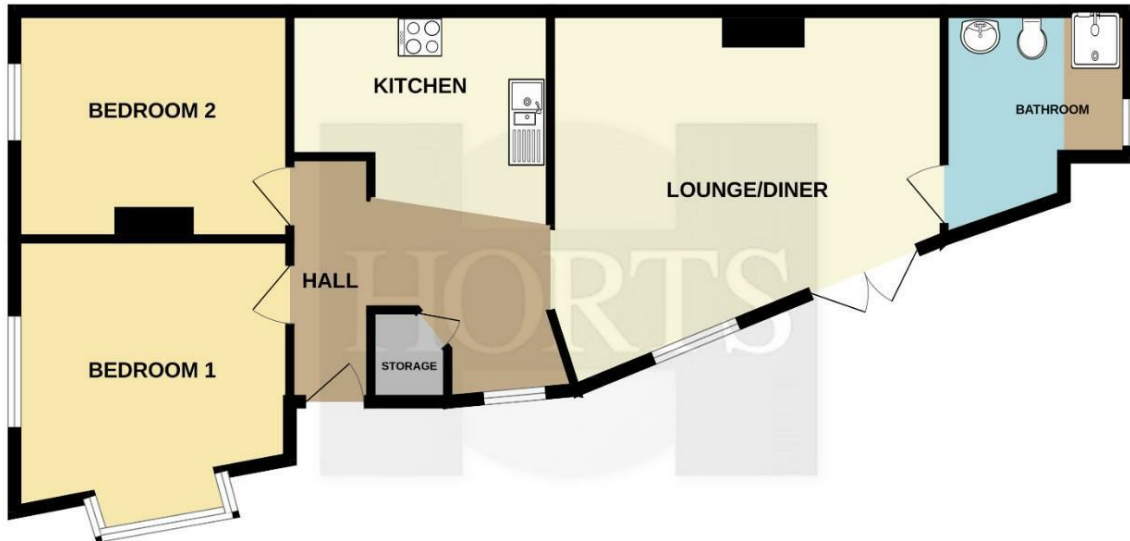
Council Tax Band: B





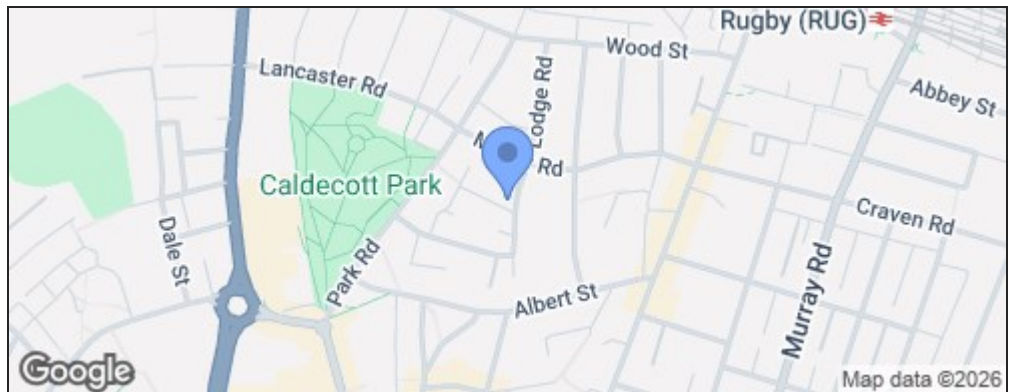


## GROUND FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.