

9 Gabor Close, Rugby, Warwickshire, CV21 1QX

HOWKINS & HARRISON

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Guide Price: £195,000

Situated in a popular residential area, this well-presented two-bedroom semi-detached home enjoys a pleasant position within a quiet close, conveniently located within walking distance of Rugby railway station. The property is ideally placed for easy access to a range of local amenities, including shops and schools, whilst Rugby town centre and the popular Elliott's Field and Junction One retail parks are also close by. The accommodation benefits from a kitchen/diner, whilst outside, the property offers an enclosed rear garden and the added convenience of off-road driveway parking to the front.

Features

- Popular residential location
- Cul-de-sac location
- Walking distance to Rugby train station
- Close to local amenities
- In close proximity to Rugby town centre
- Two bedrooms
- Kitchen/diner
- Enclosed rear garden
- Off- road driveway parking
- No onward chain







Location

Gabor Close is a popular residential area of Rugby, approximately one and a half miles north of the town centre and within walking distance to Rugby train station which offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north. Local amenities can be found on Boughton Road, which include a convenience store and take away restaurants. Primary schooling is provided by Boughton Leigh Infants and Junior schools which share a campus, as well as Brownsover Community Infants School, all having an Ofsted rating of 'good'. Further state funded schooling can be found at nearby Rugby town, including boys and girls grammar schools, academies, and Warwickshire College, as well as a number of independent schools. Rugby also offers a wide selection of independent and high street shops, restaurants, and leisure facilities, including Elliot's Field and Junction One retail parks, which are within walking distance of the property. The Oxford Canal and the Swift Valley Nature Reserve are close by and provide lovely waterside walks and picnic sites.









Ground Floor

A covered storm porch provides access to the property, opening into an entrance hall with stairs rising to the first floor. A door leads through to the spacious and light-filled sitting room, featuring a large window overlooking the front aspect, allowing an abundance of natural light to flood the room. Attractive wood-effect flooring adds a contemporary touch to the living space. To the rear of the property is a well-appointed kitchen/dining room, offering an ideal space for everyday living. The kitchen is fitted with a comprehensive range of wall and base units, complemented by integrated appliances including a single oven and four-ring gas hob, together with space and plumbing for additional appliances. There is ample room for a dining table and chairs, whilst a rear-facing window and sliding patio doors provide plenty of natural light and offer views over the garden, with direct access to the outside space.

First Floor

To the first floor a light and airy landing provides access to two double bedrooms and a family bathroom. Bedroom one overlooks the rear garden, whilst bedroom two overlooks the front elevation. Both bedrooms benefit from built-in wardrobes. The four piece family bathroom comprises a panelled bath with hand held shower attachment, a sperate shower enclosure, a pedestal wash hand basin and WC.

Outside

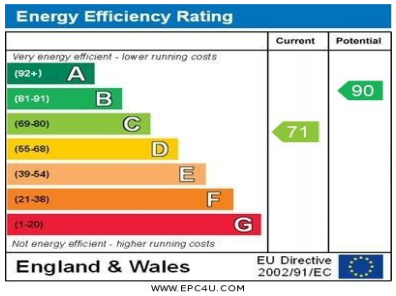
To the front of the property, a driveway provides convenient off-road parking. To the rear, sliding patio doors from the kitchen/diner open onto a paved patio area, creating an ideal space for outdoor seating, dining and entertaining. Beyond the patio lies an enclosed lawned garden, complete with a timber garden shed providing useful additional storage.

Viewing
Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

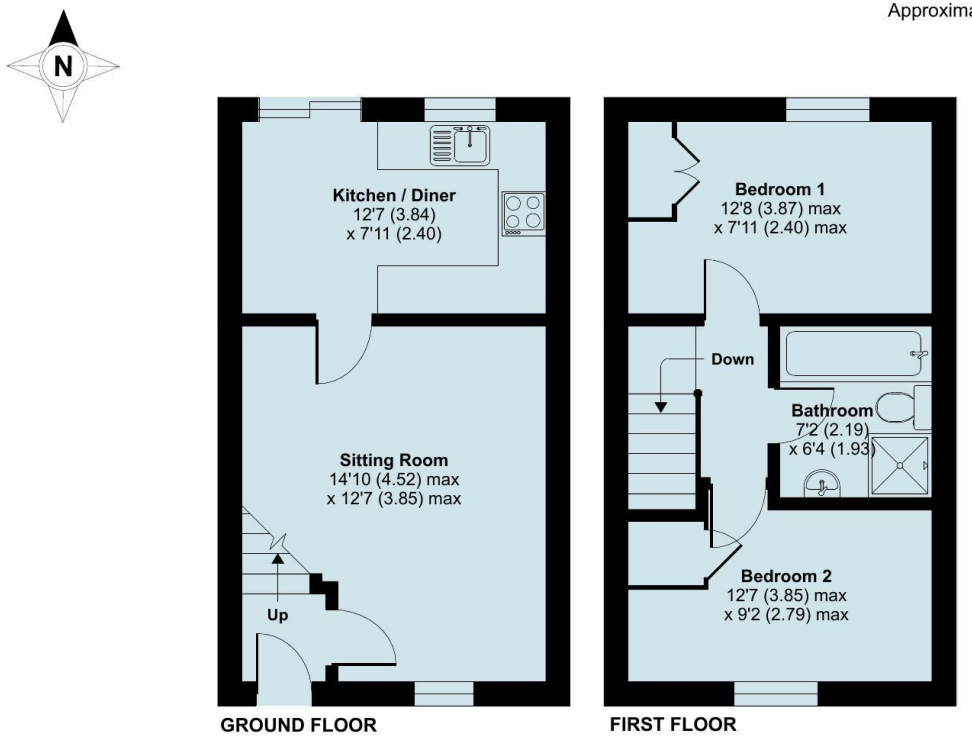
Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



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Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1539645

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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