19 Grosvenor Road
Town Centre
RUGBY
CV21 3LF

Guide Price £264,950

- THREE BEDROOM TERRACE
- EXTENDED KITCHEN/DINER
- ORIGINAL FEATURES
- NO ONWARD CHAIN
- GOOD ORDER THROUGHOUT
- UPSTAIRS BATHROOM
- CELLAR
- OPEN PLAN LOUNGE/DINER
- CLOSE TO THE STATION
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

A spacious, three bedroom, terraced home, situated at the Clifton Road end of Grosvenor Road, the house has been sympathetically renovated and improved by the current owners to a very high standard. The property is conveniently situated being within walking distance of Rugby railway station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott park and Rugby School. In brief the accommodation comprises, Entrance hall, with original features, lounge/dining room, extended refitted kitchen, cellar, three bedrooms and a refitted modern first floor bathroom. Externally there is an enclosed rear garden. This property additionally benefits from upvc double glazing and gas fired central heating. Early viewing is highly recommended. The property is offered with no onward chain.

Accommodation Comprises
Entry via decorative glazed door into:

Entrance Hallway
Minton tile flooring. Radiator. Stairs rising to first floor. Timber glazed door to:

Lounge / Dining Room
27'2" x 10'10" (8.29m x 3.31m)
Bay window to front. Open fire. Radiator. Opening through to:

Dining Area
Window to rear. Fireplace wood storage space. Glazed door to:

Refitted Kitchen
26'3" x 7'8" (8.01m x 2.34m)
Refitted to a high standard with a range of base and wall mounted units with work surface space incorporating a ceramic sink with mixer tap over. Electric hob with extractor over. Built in microwave/grill. Built in oven, dishwasher and washing machine. Integrated fridge/freezer. Cushioned bench seats with storage below. Two vertical radiators. Window to side. French doors opening to garden. Door to:

Cellar
With power and light. Window to front. Space for a tumble dryer.

First Floor Landing
Glazed loft hatch. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One
12'0" x 11'10" (3.66m x 3.61m)
Window to front. Two radiators. Built in alcove wardrobe. Alcove recess with space for a wall mounted television.

Bedroom Two
8'8" x 7'5" (2.65m x 2.28m)
Window to rear. Window to side.Vertical radiator. Built in double wardrobes.

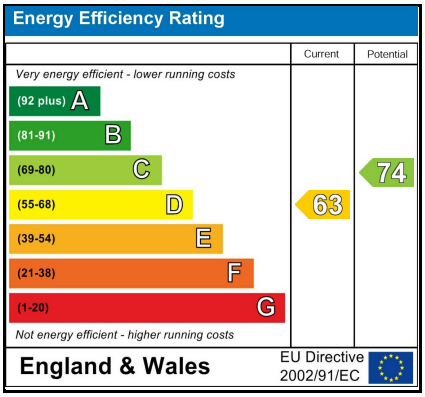
Bedroom Three
8'7" x 4'11" (2.62m x 1.50m)
Window to rear. Radiator. Built in double wardrobes.

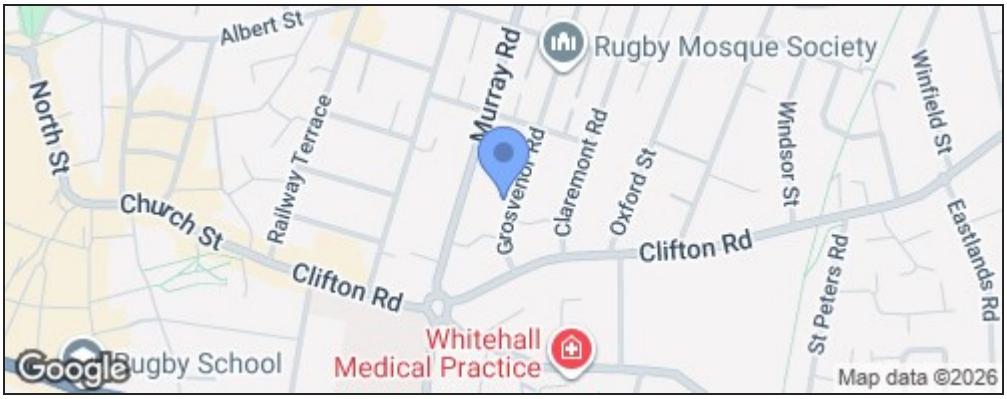
Refitted Bathroom
Refitted to a high standard with suite to comprise; 'P' shape bath with rainfall shower head and standard shower attachment, vanity unit with wash hand basin and low level w.c. Extractor. Built in TV. Waterproof Italian polished plaster to walls and tiling to splash areas. Window to side.

Front Garden
Gated pathway to entrance door. Wooden bin store. Brick wall to front and sides.

Rear Garden
Mainly laid to lawn with decked seating area. Variety of plants and shrubs. Brick walling and timber fencing to boundaries. Iron gates leading to bin access.

Agents Note
Local Authority: Rugby
Council Tax Band: B
Energy Efficiency Rating: D





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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.