



53 Derwent Close, Rugby, Warwickshire, CV21 1JX

HOWKINS &
HARRISON

53 Derwent Close, rugby,
Warwickshire, CV21 1JX

Guide Price: £280,000

Tucked away in a quiet corner of Derwent Close, on a no-through road, this three-bedroom detached home offers an excellent opportunity for buyers looking to update and modernise to create a property to their own taste. Further benefitting from off-road parking for several vehicles, a single garage and carport, together with a private, low-maintenance rear garden.

Features

- Detached property
- Three bedrooms
- Gas central heating
- UPVC doubled glazed
- Shower room
- Built-in wardrobes
- Low maintenance private rear garden
- Block paved driveway
- Car port and garage
- No onward chain



Location

The property is located in Brownsover which is a popular residential area of Rugby, just one and a half miles from the town centre. Local amenities include a convenience store, public house, medical centre, hairdressers, and take away restaurant. Primary schooling is provided by Boughton Leigh Infants and Junior schools, 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 can be found on the edge of the Brownsover estate and provide lovely waterside walks and picnic sites.



Ground Floor

A spacious entrance hall leads to all of the ground floor rooms with the stairs rising to the first floor. The kitchen is fitted with a tiled floor and a comprehensive range of units with cooking appliances to include a double electric oven, gas hob and an extractor fan. A door from the kitchen leads through to the dining room/ sitting room with a built-in fireplace which creates a focal point and sliding doors leading to the rear garden. The kitchen opens into the covered carport, ideal for storage and access to the garage.

First Floor

There are three bedrooms to the first floor all complete with fitted wardrobes. The bathroom has been refitted with a corner shower cubicle, vanity unit with cupboards, wash hand basin inset and WC.

Outside

To the front of the property is a generous block paved driveway providing off-road parking for several vehicles, complemented by a gravelled area and a large lawn. The rear garden has been predominantly paved, creating a low-maintenance outdoor space, with convenient access to the garage and carport.

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

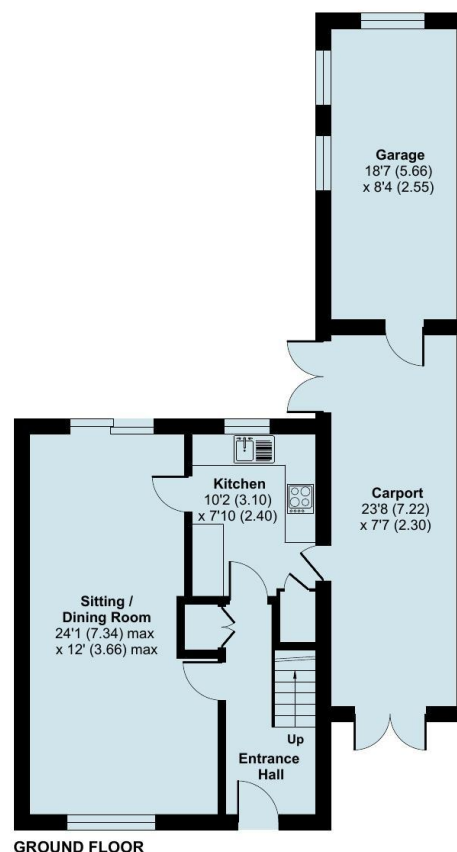
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

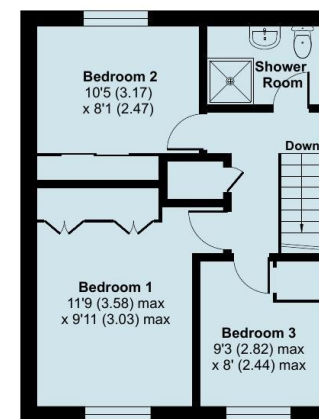
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – C.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		76
(39-54) E	63	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR



FIRST FLOOR



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: 1511196

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Approximate Area = 884 sq ft / 82.1 sq m (excludes carport)

Garage = 149 sq ft / 13.8 sq m

Total = 1033 sq ft / 95.9 sq m

For identification only - Not to scale

Howkins & Harrison

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