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Market Street,
Offers in the region of **£185,000**

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ESTATE AGENTS

Market Street, , Rugby

Nestled in the heart of Rugby on the charming Market Street, this delightful Victorian terraced house offers a perfect blend of character and modern living. Spanning an impressive 797 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout includes two comfortable bedrooms, providing ample space for a small family or professionals seeking a cosy retreat.

The bathroom is conveniently located, ensuring practicality for daily routines. The Victorian architecture adds a touch of elegance, with period features that enhance the home's charm. This property is not only a wonderful place to live but also a fantastic opportunity for those looking to invest in a vibrant community.

Market Street is well-positioned, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those who appreciate convenience and a lively atmosphere. Whether you are a first-time buyer or looking to downsize, this terraced house presents a unique opportunity to own a piece of Rugby's history while enjoying the comforts of contemporary living. Don't miss the chance to make this charming property your new home.

Lounge 13'5" x 11'6" max (4.09 x 3.51 max)

Front Door, double glazed bay window to front, feature fireplace with surround and radiator.

Dining Room 12'0" x 11'6" (3.66 x 3.53)

Double Glazed Window to rear, radiator, and door to stairs taking you to top floor.

Kitchen 9'6" x 6'2" (2.90 x 1.88)

Having a range of base, drawer and wall units and worktops over, integral gas hob with integral electric oven and overhead extractor unit. Tiled flooring throughout and through fare leading to -



Lobby Area/Utility Area

Space and plumbing for washing machine, space for fridge/freezer, radiator and double glazed window and door leading to garden.

Downstairs WC

Low Level WC, wash hand basin, tiling to splash back areas, wall mounted boiler.

Landing

Loft Hatch and doors to all upstairs rooms.

Bedroom One 11'6" x 11'1" (3.51 x 3.38)

Double glazed window to front, period cast iron feature fireplace, storage cupboard, radiator.

Bedroom Two 12'9" x 8'7" (3.91 x 2.64)

Double glazed window to the rear, period cast iron feature fireplace, storage cupboard and radiator.

Bathroom

Low level wc, panelled bath with overhead electric shower unit, wash hand basin, tiled flooring and double glazed window to the rear.

Front Garden

Small walled garden to front with low level brick wall and pathway leading to front door.

Rear Garden

Low maintenance garden with a block paved area and barked area and the garden is enclosed by fencing and gated access to the rear.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council



Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



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		57	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	57
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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