

**27 Park Road  
Town Centre  
RUGBY  
CV21 2QU**

**Guide Price £285,000**



- **FOUR BEDROOM TRADITIONAL TOWN TERRACE**
- **TWO RECEPTION ROOMS**
- **POPULAR TOWN CENTRE LOCATION**
- **ENCLOSED REAR GARDEN**
- **NO UPWARD CHAIN**

- **LARGE FITTED KITCHEN**
- **GROUND FLOOR SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **GARAGE**
- **ENERGY EFFICIENCY RATING TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A four bedroom traditional terraced property with accommodation over three floors located in Rugby Town Centre. Offered with NO ONWARD CHAIN.

In brief, the accommodation comprises; entrance hall, lounge, dining room, a shower room and a large kitchen to the ground floor. To the first floor there are three bedrooms, each with its own ensuite. The third floor has a bedroom and further ensuite shower room. This property also benefits from a cellar. Externally there is an enclosed garden to the rear and a garage which is accessed by a service road.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

### **Accommodation Comprises**

Entry via hardwood part obscure glazed door into:

#### **Entrance Hall**

Stairs rising to first floor. Minton tile flooring. Dado rail. Radiator. Fuse box. Doors off to lounge, dining room, shower room and kitchen. Door to cellar.

#### **Lounge**

13'1" x 8'2" (4.01m x 2.50m)

Bay with sash windows to front aspect. Laminate floor covering. Fireplace. Radiator. Picture rail. Cornicing to ceiling.

#### **Dining Room**

Upvc double-glazed window to rear aspect. Laminate flooring. Radiator.

#### **Ground Floor Shower Room**

With corner shower cubicle, wall mounted wash hand basin, and low level w.c. Tiled floor. Tiled walls. Extractor fan. Window to side elevation.

#### **Kitchen**

24'11" x 10'6" (7.62m x 3.21m)

Fitted with a range of base and eye level units. Beech effect work surface space. Stainless steel two bowl sink and drainer unit. Space for a range cooker with extractor hood over. Space for an american fridge/freezer. Space and plumbing for a washing machine. Vinyl flooring. Radiator. Upvc double-glazed window to side. Upvc sliding patio door opening to rear garden. Double cupboard housing wall mounted boiler and water tank.

#### **First Floor Landing**

Doors off to three bedrooms. Stairs rising to the fourth bedroom.

#### **Bedroom One**

14'11" x 13'1" (4.56m x 4.01m)

Bay with sash windows to front aspect. Built in wardrobes. Laminate flooring. Alcove cupboards. Two radiators. Door to:

#### **Ensuite One**

With corner shower cubicle with electric shower, wash hand basin, and low level w.c. Tiled floor. Tiled walls. Upvc obscure window to rear elevation. Heated towel rail.

**Bedroom Two**

10'6" x 9'10" (3.21m x 3.00m)

Upvc double glazed window to rear aspect. Laminate flooring. Radiator. Door to:

**Ensuite Two**

With corner shower cubicle, wall mounted wash hand basin, and low level w.c. Tiled floor. Tiled walls. Heated towel rail. Upvc double glazed obscure window to side elevation.

**Bedroom Three**

12'1" x 7'3" (3.70m x 2.21m)

Two windows to side aspect. Laminate flooring. Radiator. Door to:

**Ensuite Three**

With corner shower cubicle with electric shower, wall mounted wash hand basin, and low level w.c. Tiled floor. Tiled walls. Extractor fan. Spotlights. Heated towel rail.

**Bedroom Four**

Restricted height. Upvc skylight window to rear. Upvc obscure double glazed window to front aspect. Wall mounted radiator. Spotlights. Door to:

**Ensuite Four**

Corner shower cubicle with electric shower, wall mounted wash hand basin, low level w.c. Tiled floor. Tiled walls. Heated towel rail.

**Front Garden**

Brick wall. Blue slate. Pathway to entrance.

**Garage****Rear Garden**

Area laid to gravel. Door giving access to garage.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: TBC







BASMENT  
61 sq.m. (7.4 ft x 8.1 approx)

GROUND FLOOR  
120 sq.m. (13.4 ft x 8.9 approx)

1ST FLOOR  
87 sq.m. (9.4 ft x 9.1 approx)

2ND FLOOR  
244 sq.m. (26.7 ft x 14.0 approx)



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.