

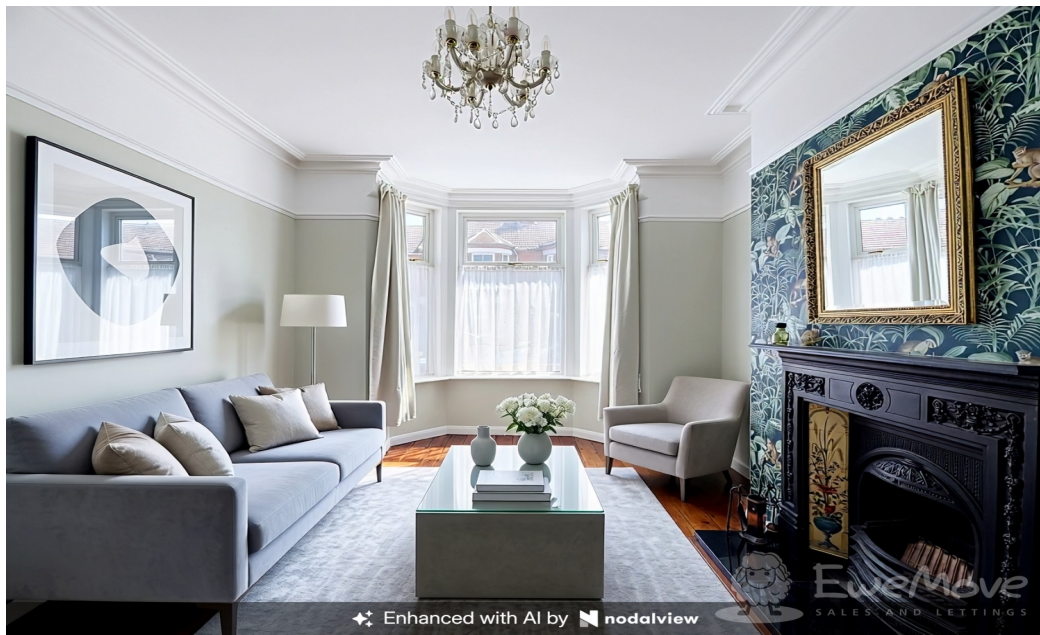


£1,300 pcm

3 Bedroom Terraced House to rent
13 Grosvenor Road, Rugby



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Overview

Looking for a home full of character with modern comforts? This stunning three-bedroom terraced property on Grosvenor Road, Rugby could be just what you're looking for!



Key Features

- Modern fitted kitchen with integrated oven, hob, fridge and freezer
- Two spacious reception rooms with original wooden floors
- Tanked & Decorated Cellar
- Two large double bedrooms (one with fitted wardrobes)
- Large single bedroom – or home office
- Working fireplace in one reception room & Feature fireplace in the second reception room
- Separate utility room
- Stylish ground floor bathroom with a roll-top bath and separate shower
- Fully double glazed & GCH
- West facing rear garden with patio – perfect for relaxing or entertaining





A beautifully presented three-bedroom terraced home, offering a wonderful blend of period character and modern living, situated in a popular residential area close to Rugby town centre, excellent local amenities and Rugby Railway Station.

The accommodation comprises two spacious reception rooms, each full of character, with one benefiting from a working fireplace and the other featuring an attractive decorative fireplace. The modern fitted kitchen includes an integrated oven, hob, fridge and freezer, with a separate utility room providing additional storage and laundry space.

To the ground floor is a stylish contemporary bathroom, complete with a separate shower enclosure and an elegant roll-top bath.

Upstairs, the property offers two generous double bedrooms, one with fitted wardrobes, together with a large single bedroom, making it ideal for families, couples or those needing a home office.

The tanked and Decorated Cellar provides a further family room/ office room.

Further benefits include full double glazing, gas central heating, and a delightful West facing rear garden with a patio seating area, perfect for enjoying the afternoon and evening sun. On-street parking is available to the front of the property.

Ideally located within easy reach of Rugby town centre, local schools, shops and Rugby Railway Station, with fast rail links to London Euston, this charming home offers an excellent opportunity for tenants seeking both character and convenience.

Primary Schools: Eastlands, Northlands, St. Andrews Benn C of E

Secondary and Sixth Form: Rugby Free, Laurence Sheriff, The Rugby School, Avon Valley & Performing Arts School

Council Tax Band B £1940 in 2026-2027

EPC D

Flood risk - Very Very Low

Broadband speed Ultra fast 1800mb

Phone network 02,3, Vodafone : Good . EE :OK

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Hall

12' 3" x 2' 7" (3.75m x 0.80m)

Living Room

13' 10" x 10' 7" (4.22m x 3.24m)
into bay

Family/Dining Room

10' 7" x 12' 9" (3.24m x 3.89m)

Kitchen

11' 10" x 7' 9" (3.61m x 2.37m)

Utility Room

6' 4" x 7' 9" (1.95m x 2.37m)

Bathroom

7' 0" x 7' 9" (2.15m x 2.37m)

Cellar

10' 7" x 13' 10" (3.24m x 4.22m)

Bedroom 1

11' 10" x 15' 3" (3.63m x 4.65m)

Bedroom 2

10' 7" x 12' 9" (3.24m x 3.89m)

Bedroom 3

9' 4" x 11' 8" (2.87m x 3.56m)

Floorplans



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by Ewemove Worcester

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