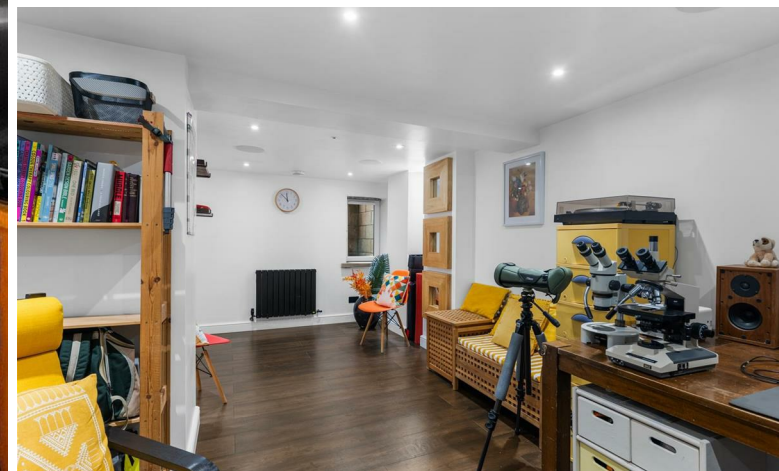


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RESIDENTIAL

Your Property - Our Business



65, Rugby Road, Milverton, Leamington Spa



A period, two bedroomed terraced property, with converted basement and attractively refitted kitchen and bathrooms, situated in this convenient North Leamington location.

#### Briefly Comprising;

Sitting room, refitted kitchen, rear lobby, refitted ground floor bathroom. Converted cellar providing study/living room. Two first floor double bedrooms. Upvc double glazing. Gas radiator heating. Enclosed courtyard garden to rear.

#### Rugby Road

Offers an excellent opportunity to acquire a versatile and flexible property within walking distance of the town centre in a well regarded part of the town.

On the ground floor there are two main areas divided into sitting room and refitted kitchen, which are both complemented by a converted basement which now provides a large versatile space and can be used as a study or sitting area as needed. On the first floor are two light and airy bedrooms. There is an attractive courtyard garden to the rear.

#### The Property

Is approached via a timber entrance door with glazed fan light giving access to...

#### Sitting Room

11'4" x 10'5" (3.45m x 3.18m)

With upvc double glazed sash style window to the front elevation, radiator, exposed timber flooring, dado rail and fireplace surround.





### Refitted Kitchen

8'11" plus staircase x 9'6" (2.72m plus staircase x 2.90m)

With an attractive range of refitted shaker style wall and base units, with complementary wood block look working surface and upstands over, inset four point gas hob with oven below and filter hood over, stainless splashback, space for tall fridge freezer, inset one and a half bowl ceramic sink drainer unit with mixer tap, space and plumbing for washing machine, upvc double glazed window to rear

elevation, double radiator, staircase to first floor landing and timber doors to both cellar and rear lobby.

### Rear Lobby

With upvc part obscure double glazed door to garden to side, further timber door to useful boiler cupboard with wall mounted Worcester combi boiler, and further storage space below.

### Bathroom

Refitted with an attractive white suite to comprise;

double ended bath with mixer tap, with period style hand held shower attachment, low level WC, concealed cistern, period style wash hand basin, chrome radiator towel rail, upvc obscure double glazed window to rear elevation, downlighter points to ceiling, extractor, store cupboard.

### Converted Basement

10'7" reducing to 8'2" x 19'4" (3.23m reducing to 2.49m x 5.89m)

Providing a versatile space, with downlighter points to ceiling, shelved bookcase display area to one





wall, upvc double glazed window to lightwell to rear, radiator, wood look flooring, further radiator, storage recess under stairs.

#### First Floor Landing

#### Bedroom One (Front)

11'6" x 10'6" (3.51m x 3.20m)

With upvc multi pane sash window to front elevation, double radiator, exposed timber flooring, hatch to roof space.

#### Bedroom Two (Rear)

8'8" x 9'8" (2.64m x 2.95m)

With upvc double glazed window to rear elevation, radiator, timber flooring and feature wall with panelling, useful cupboard over staircase bulkhead providing shelved storage.

#### Outside (Rear)

There is an enclosed courtyard rear garden, which is predominantly laid to paving and surrounded in the main by brick walling and fencing. Free standing metal store and outside tap, personal gate rear.



#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit





of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not

tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band B.

#### Location

CV32 6DF



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- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

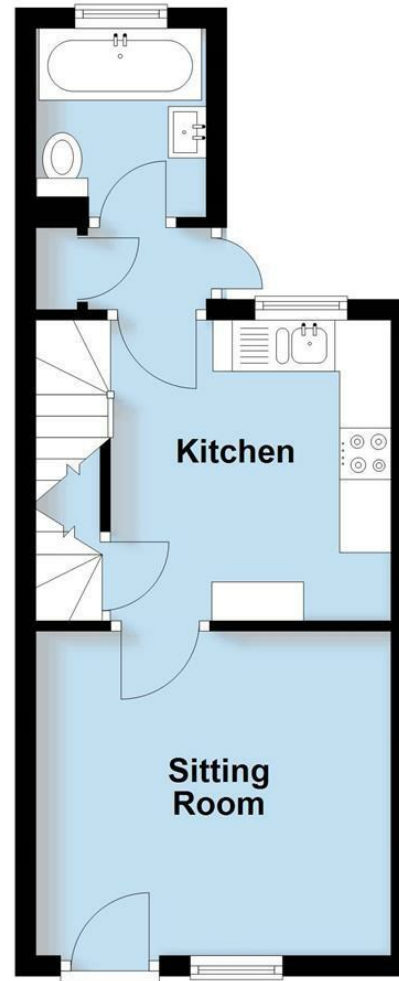
Leamington Spa Office  
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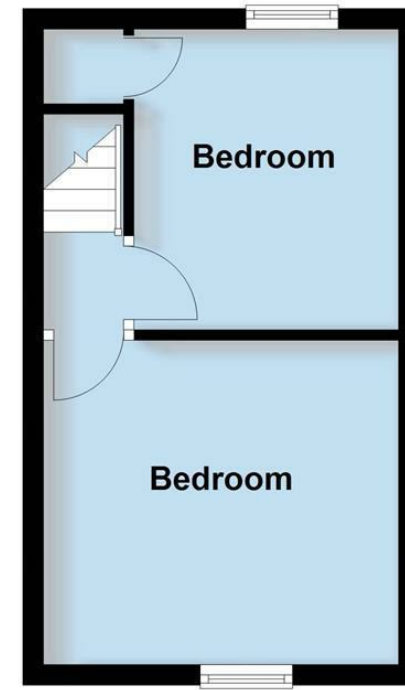
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

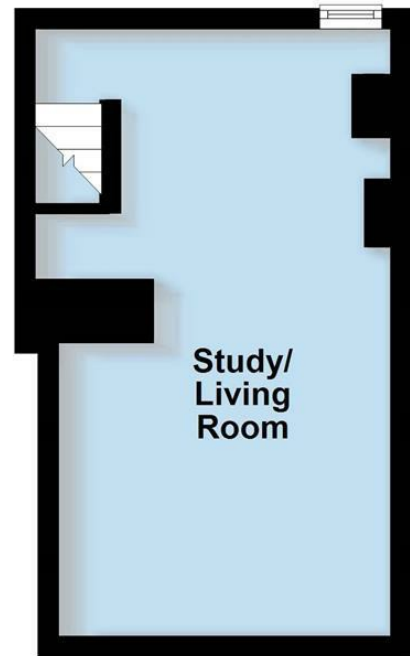
**Ground Floor**  
Approx. 26.1 sq. metres (281.3 sq. feet)



**First Floor**  
Approx. 21.4 sq. metres (230.5 sq. feet)



**Basement**  
Approx. 19.8 sq. metres (213.1 sq. feet)



**Total area: approx. 67.3 sq. metres (724.9 sq. feet)**  
This plan is for illustration purposes only and should not be relied upon as a statement of fact