



34 Acacia Grove, Rugby, Warwickshire, CV21 2QT

HOWKINS &
HARRISON

34 Acacia Grove,
Rugby, Warwickshire,
CV21 2QT

Guide Price: £220,000

A two bedroom terraced property located in a desirable location within walking distance of Rugby Town Centre and Rugby Railway Station, offered to the market with no onward chain. The property is well presented throughout and has been updated with a newly fitted kitchen and bathroom.

Features

- Two reception rooms
- Two double bedrooms
- Spacious family bathroom
- Modern kitchen with French doors
- Enclosed rear garden
- Close to local amenities
- Popular residential area
- Energy Rating- D



Location

34 Acacia Grove is ideally located within walking distance of both Rugby town centre and Rugby railway station and close to stunning Caldecott Park, renowned for its mature landscaped gardens and leisure facilities. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance.

The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45, A14 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, Northampton, Milton Keynes and the north.



Ground Floor

Enter into a porch which opens into the hall where stairs rise to the first floor and doors lead through to the ground floor accommodation. The sitting room has a bay window which overlooks the front aspect and a feature fireplace with gas fire inset. Overlooking the rear of the property, the dining room has a chimney breast and a useful storage cupboard. A door from the dining room provides access to the kitchen/breakfast room which is fitted with a variety of wall and base kitchen cabinets and drawers with work surface over and tiled effect vinyl flooring. Integrated appliances include a hob with extractor fan over and electric oven with space and plumbing for additional appliances. Patio doors open to the garden.

First Floor

A galleried landing has doors leading to two bedrooms and the family bathroom as well as a storage cupboard with fitted shelving. The principal bedroom is a generous size overlooking the front aspect, with bedroom two overlooking the rear aspect. Also located to the rear of the property is the family bathroom fitted with tiled effect vinyl flooring, pedestal wash hand basin, WC, panelled bath and chrome and glass shower enclosure.

Outside

To the front of the property there is a low maintenance garden bounded by a low-level brick wall and accessed via a wrought iron gate. A side gate provides access to the rear garden which is fully enclosed by a brick-built wall and close board fencing which was completely replaced in 2025. Again, designed as low maintenance, the garden has a paved patio area for outside dining which extends to a paved path which leads to the wooden shed, with recently replaced roof. There are raised beds planted with a variety of seasonal plants including roses.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

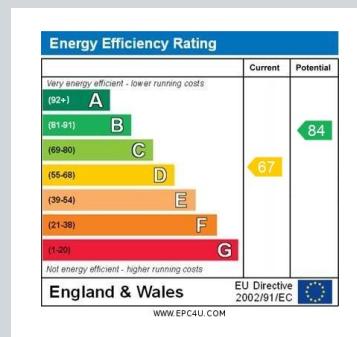
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – B



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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