

64 Pinfold Street

NEW BILTON, RUGBY, CV21 2JD

Henry James
The Rugby Property Expert

The Property Experts









If you're dreaming of living in a spacious family home with plenty of room for children to play, perfect for entertaining family and friends, with excellent schools nearby and no onward chain then look no further than this beautifully presented home!

Property at a glance

Freehold Home With No Onward Chain

Four Spacious Bedrooms

Feature Brickwork Fireplace in Living Room

Dual Aspect Windows In Living Room

Large Rear Garden and Single Garage At The Rear

Off Street Parking For Two Cars

Ideal For Entertaining Family And Friends

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Town Centre Shopping Within Walking Distance

4 2 2













It's a pleasure to introduce you to this beautifully presented home that is being brought to the market with no onward chain! This stunning home offers four bedrooms, two bathrooms, a generous rear garden, a single garage and space for parking one car with room for one more in the garage, for a total of two parking spaces.

This beautifully presented family home offers a very spacious rear garden. The generous rear garden benefits from a large patio which covers a large portion of the rear garden making the rear garden very easy to maintain. The large patio makes a perfect place for alfresco dining and barbecues in the summertime. The garden is bordered by some attractive shrubs on each side and currently, the flowerbeds in the center are secured so that no weeds can grow on top. However, this can easily be lifted so that the lush grass can grow or it could make the perfect spot for growing your own fruits and vegetables. On top of this, the rear garden offers an outdoor tap and a spacious single garage which has electrical connection and allows for access to the rear of this home where there is an additional parking space for one car for a total of two parking spaces, including the single garage.

This spacious family home is well located just minutes away from Rugby's vibrant town centre, residents are drawn to this highly sought after area thanks to its proximity to Rugby's excellent network of public, private and grammar schools and for its excellent commuter links with easy access to Rugby railway station and Rugby's motorway network.

"This Victorian home has so much character, an abundance of space and there is very much the opportunity for new home-owners to put their own stamp on it"

The Seller's View

“This has been our family home for more than 20 years, we have a large family and watching the children grow up here has been the most amazing experience, they have all grown up and flown the nest so its time for someone else to love this house as much as we have”

“Christmas time the house really comes in to its own, we have always had a huge Christmas tree in the living room and with the fireplace lit it just felt like a fairy tale.”

“What attracted us to this location is its proximity to the town centre. We are just a stone's throw away from schools, GPs, shops, pubs and train station. We barely need to use our car since we have everything we need in walking distance.”



“Our favourite room – The Living Room”

Directions
Head east on M6. At junction 1, take the A426 exit to Rugby. Use the 2nd from the right lane to take the ramp to A426. At the next two roundabouts take the 2nd exit onto A426. At the roundabout, take the 2nd exit onto Leicester Road. At Kipling Roundabout, take the 3rd exit onto Brownsover Road. Turn left onto Newbold Road. At the roundabout, take the 3rd exit onto A4071. At the roundabout, take the 1st exit onto Parkfield Road. Turn left onto Lawford Road. At the roundabout, turn left onto Jubilee Street. Turn right onto Avenue Road. Turn right onto Pinfold Street. 64 Pinfold Street Rugby CV21 2JD will be on the left.

Services
Mains gas, mains electricity, mains water and broadband are connected

Tenure
Freehold

Local Authority & Tax Band
Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - A

Viewing Arrangements
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

Town Centre 0.9 miles

Primary Schools 0.4 miles

Train Station 1.5 miles

Motorway links 4.0 miles

Airport 23.4 miles

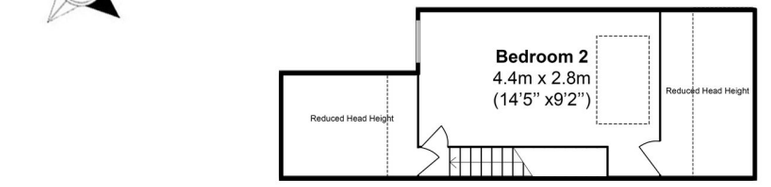
Nearest City 31.1 miles

Bus Stop 0.3 miles

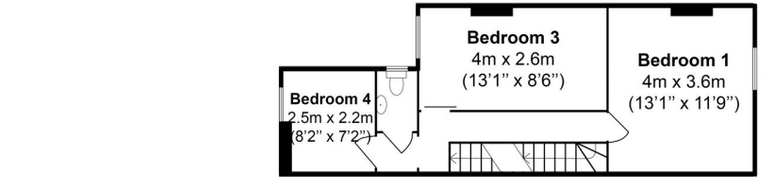
University 12.3 miles

Hospital 10.1 miles

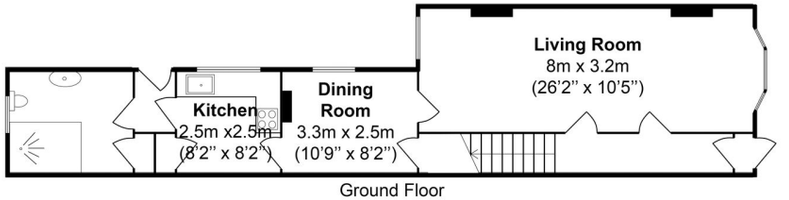
Pinfold Street, Rugby, CV21



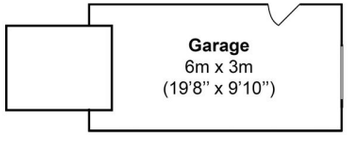
Second Floor



First Floor



Ground Floor

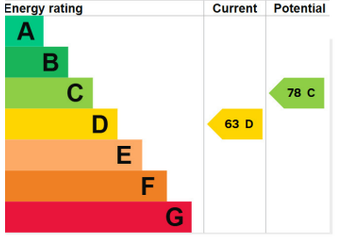


Total Approximate Area of House - 123 sq.m. / 1323 sq.ft.

Garage - 18 sq.m. / 193 sq.ft.

Overall Area - 141 sq.m./ 1517 sq.ft.

Not to scale - for identification only



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

About the Area

Rugby
Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire
Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history





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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

"Henry is by far the most friendly and approachable agent that we've met. The best part about Henry's service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him."

Sam Kealy

allAgents.co.uk

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