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Murray Road, Town Centre  
Guide Price £475,000

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ESTATE AGENTS

# Murray Road, Town Centre, Rugby

Complete Estate Agents are pleased to offer for sale Murray Road, this exquisite five-bedroom Victorian townhouse, built in 1898, offers a splendid blend of historical elegance and modern convenience. As you step inside, you will be greeted by a wealth of original features that reflect the character and charm of the Victorian era, creating a warm and inviting atmosphere throughout the home.

The property boasts three reception rooms, providing ample space for both relaxation and entertaining. Each room is filled with natural light, enhancing the home's welcoming ambiance. The well-appointed kitchen, alongside the re fitted bathroom with showers, ensures that the needs of a modern family are met with ease. For those who appreciate additional storage or potential for further development, the cellar presents an exciting opportunity. Whether you envision a wine cellar, a workshop, or simply extra storage, this space adds to the versatility of the property. Location is key, and this townhouse does not disappoint. Situated close to Rugby train station, commuting to nearby cities is both convenient and efficient, making it an ideal choice for professionals and families alike. The vibrant town centre, with its array of shops, restaurants, and local amenities, is just a stone's throw away, ensuring that everything you need is within easy reach.

In summary, this Victorian townhouse on Murray Road is a rare find, combining historical charm with modern living. With its generous living spaces, original features, and prime location, it presents an exceptional opportunity for those seeking a family home in Rugby.

## Entrance Hall

Entered via original stained glass door. Original minton tiled floor. Original corbels. Half panelled walls. Original doors to ,

## Lounge 14'1" x 17'6" (4.31 x 5.35)

Fireplace with inset log burner. Stripped wood flooring. Fitted storage , shelving and log store. Picture rail. Bay window to front. Sliding door to

## Family Room 12'7" x 14'5" (3.85 x 4.40)

Fitted storage and shelving. Stripped wood flooring. French doors to rear garden.

## Cloakroom

Low flush WC. Wash hand basin. Window to side.

## Kitchen 11'2" x 19'0" (3.41 x 5.80)

An impressive feature of this property. An array of fitted base cupboards and drawers with five zone induction hob with extractor above. One and a half bowl sink unit with proboil hot water tap. Built in fan assisted double oven with microwave combination oven. Built in larder fridge and tall freezer. Dishwasher. Wine rack. Natural wood worksurfaces with breakfast island. Eye level units. Oak flooring. Radiator Window to side. Arch through to



### Dining Room 11'2" x 7'11" (3.41 x 2.43)

French doors to rear. Vaulted ceiling. Radiator. Oak flooring.

### Cellar 32'4" x 35'5" (9.87 x 10.8)

Access from the hall. There is further scope to convert into additional accommodation.

### First Floor Landing 5'10" x 12'1" (1.79 x 3.69)

Storage cupboard. Doors to

### Bedroom One 14'5" x 17'2" (4.41 x 5.24)

Fitted wardrobes. Radiator. Original coving. Window to front.

### Bedrom Two 13'10" x 14'0" (4.22 x 4.28)

Wardrobe. Sink unit. Radiator. Original fireplace. Window to rear.

### Bedroom Three 10'8" x 10'10" (3.26 x 3.31)

Radiator. Window to rear.

### Bathroom 7'10" x 10'8" (2.40 x 3.27)

Low flush WC. Wash hand basin. Panelled bath. Large walk in shower with glazed screen. Window to side. Fully tiled walls. Heated towel rail.

### Bedroom Five / Study 5'3" x 11'1" (1.61 x 3.39)

Radiator. Window to front.

### Second Floor

Satirs from Landing.

### Bedroom Four 19'0" x 19'7" (5.812 x 5.99)

Velux skylights. Radiator. Fantastic teenager room. Walk in wardrobe / storage. Eaves storage.

### Garden

Paved patio from the dining room. Majority of the garden is laid to lawn. Raised sleeper borders. Maturing tree. Futher patio area to the rear with timber pergola. Fully enclosed by brick and timber fencing. Side pedestrian access.

### About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### Rugby Borough Council

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR

### Agents Note

The current owners have carried out the follwing works since they purchud in 2017.



- Full update of electrics including new consumer unit in 2021 (Part P certified)
- New wood burner. Swept annually - last done in December 2025.
- New combi boiler fitted in June 2022. Service record up to date. Last serviced November 2025.
- Fully redecoration of the house (F&B colour scheme sympathetic to the property)
- New kitchen in 2022. New w/c and bathroom in 2020.
- Kitchen includes fitted dishwasher, fitted full height fridge, fitted full

- height freezer, oven, microwave/oven, Proboil hot water tap/filter, 5 zone induction hob.
- Smart heating and radiators throughout the house (Tado)
- New double glazing throughout the property..
- Landscaped garden
- New guttering
- Smart wired Nest smoke alarms throughout the house



GROSS INTERNAL AREA  
 FLOOR 1: 328 sq. ft, 30 m<sup>2</sup>, FLOOR 2: 924 sq. ft, 85 m<sup>2</sup>  
 FLOOR 3: 837 sq. ft, 77 m<sup>2</sup>, FLOOR 4: 360 sq. ft, 33 m<sup>2</sup>  
 TOTAL : 2,449 sq. ft, 225 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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