



21 Claremont Road, Rugby, Warwickshire, CV21 3NA

HOWKINS &
HARRISON

21 Claremont Road,
Rugby, Warwickshire,
CV21 3NA

Guide Price: £250,000

This delightful three-bedroom mid-terrace property offers a perfect blend of modern living and convenience. The heart of the home features an inviting sitting room that seamlessly flows into the dining area, creating an open-plan feel and enhances the sense of space and light. The property boasts three well-proportioned bedrooms, a modern bathroom and kitchen and a generous rear garden. Conveniently located close to Rugby town centre and the train station, this property is ideal for commuters. With its modern amenities and prime location, this home presents an excellent opportunity for both families and professionals.

Features

- Conveniently located to Rugby town centre and train station
- Well presented throughout
- Mid terrace property
- Three well proportioned bedrooms
- Modern kitchen and bathroom
- Two reception rooms
- Original features and fireplaces
- Enclosed rear garden
- No onward chain



Location

The property is located on Claremont Road which is ideally located within walking distance of Rugby town centre and Rugby railway station. 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 and A45. Rugby railway station offers a frequent high speed train service to London Euston, as well as regular services to Coventry, Birmingham, and the north.



Ground Floor

From under a covered storm porch, the property opens into an entrance hall, with doors leading to the sitting room and dining room. The sitting room has an attractive bay window to the front aspect, affording plenty of natural light, and features an original cast iron feature fireplace with patterned tiled hearth and cornice to the ceiling. The sitting room seamlessly flows into the dining room, creating an open plan and spacious feel to the ground floor space. The dining area has a window overlooking the garden and features an open fire, with wooden surround and slate hearth. An opening leads through to an inner lobby, which has stairs rising to the first floor and doors which provide access to a storage cupboard and through to the kitchen, which is fitted with a range of modern

kitchen units with integrated appliances to include an electric oven and a four ring gas hob with extractor hood above. There is space with plumbing for white goods and patio doors to the rear provide views over and access to the rear garden.

First Floor

The first floor landing, with exposed wooden flooring, provides access to three well-proportioned bedrooms, two of which are double, and the family bathroom. The principal bedroom features an original fireplace and is situated to the front elevation adjacent to which, is bedroom two which enjoys garden views. Bedroom three is located to the rear and also overlooks the garden. A stripped pine door with attractive stained glass inset provides access to the

family bathroom, which comprises of a white suite fitted with a panelled bath with glass shower screen and shower over, attractive marble effect wall tiles, WC, wash hand basin, chrome heated towel ladder and a Velux window above.

Outside

To the front, a wrought iron gate provides access to a low maintenance fore garden, adjacent is a passageway which provides access to the rear garden via a wooden gate. The garden offers a combination of paved patio areas, providing an ideal space for outdoor dining and entertaining, and lawn with mature planting, To the rear of the garden is a wooden shed for storage.

Viewing

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

Fixtures and Fittings

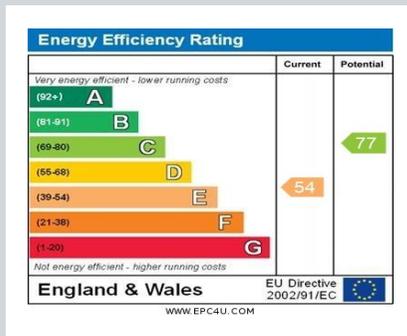
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

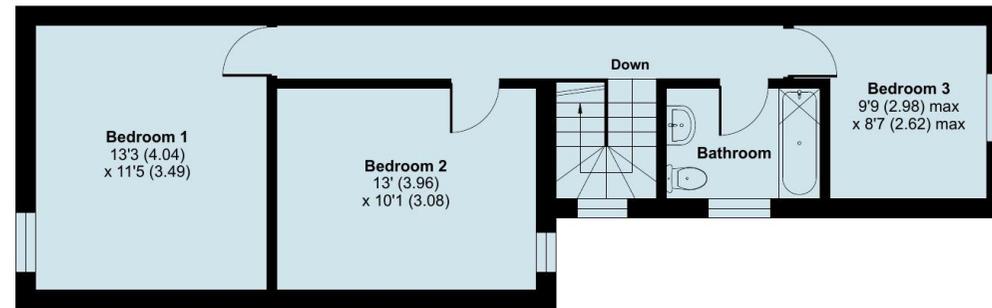
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



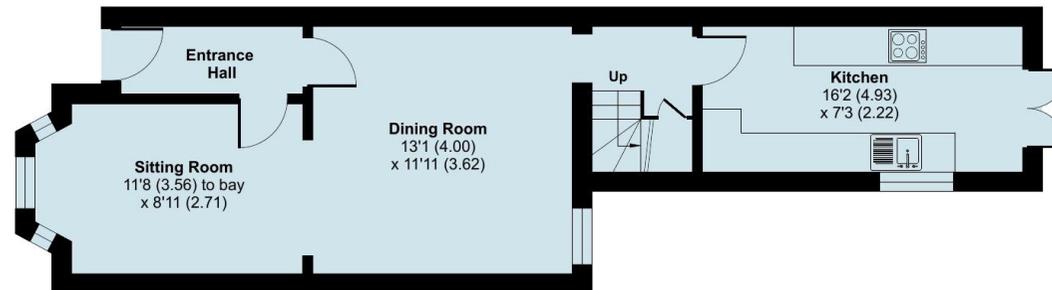
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Approximate Area = 1011 sq ft / 93.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Howkins & Harrison. REF: 1423501

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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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