

**17 York Street
Town Centre
RUGBY
CV21 2BL**

Guide Price £250,000



- **MUCH IMPROVED THREE BEDROOM TERRACE**
- **FIRST FLOOR BATHROOM**
- **DOUBLE GLAZING**
- **NO THROUGH ROAD**
- **THREE DOUBLE BEDROOMS**
- **GROUND FLOOR W.C**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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This much improved and deceptively spacious mid terrace traditional town house sits in the heart of Rugby, offering generous living space and a layout that works beautifully for modern life. The entrance hallway leads into a welcoming lounge and dining room, a comfortable open setting for everyday living and entertaining. To the rear, a spacious modern kitchen with a utility area creates a practical and stylish hub, complemented by a ground floor w.c.

Upstairs, there are three double bedrooms and a family bathroom with a separate shower. The loft provides additional versatility, with a drop down ladder, skylight window, power and lighting, making it ideal for storage or occasional use or even a conversion to another bedroom with en-suite (STPP). The home benefits from gas radiator central heating, upvc double glazing and an enclosed rear garden that offers a private outdoor retreat.

Set within Rugby Town Centre, the property places shops, restaurants, transport links and everyday amenities within easy reach, creating a convenient and appealing setting for a wide range of buyers.

Accommodation Comprises

Entry via covered entrance with oversized upvc double glazed door with obscure glazed panels and light above.

Hallway

Stairs rising to first floor. Decorative features to include an archway with corbels, a feature ceiling, and cornicing. Laminate flooring. Electricity meter and trip switch. Central heating thermostat. Two understairs storage cupboards with lighting. Door to:

Dining Room

11'9" x 11'8" (3.60m x 3.56m)

Double glazed window to rear. Laminate flooring. Radiator. Original door. Opening through to:

Living Room

13'3" x 12'11" (4.05m x 3.95m)

Double glazed bay window to front. Brick built fireplace with gas fire with complementary units to each side. Radiator. Hatch to kitchen. Cornicing.

Kitchen

10'4" x 9'5" (3.15m x 2.89m)

Refitted with a range of eye level and base units with concealed lighting. Work surface space incorporating a one and a half bowl stainless steel sink with mixer tap over. Tiled splash backs. Built in oven and hob. Space and plumbing for a washing machine and dishwasher. Space for a tumble dryer. Space for a fridge/freezer. Tiled floor. Radiator.

Inner Lobby

Upvc obscure glazed door to side. Tiled floor. Door to:

Downstairs W.C.

Low flush w.c. Wash hand basin. Radiator. Tiled walls. Tiled floor. Obscure double glazed window to side.

First Floor Landing

Doors off to bedrooms and bathroom. Timber balustrade. Study area. Access to loft with pull down ladder.

Loft

The loft has power and lighting connected and a skylight. Has potential for another bedroom and shower room, subject to planning.

Bedroom One

13'4" x 11'9" (4.08m x 3.60m)

Double glazed window to rear. Coving to ceiling. Radiator. Original door.

Bedroom Two

11'4" x 8'7" (3.46m x 2.62m)

Double glazed window to front. Radiator. Original door.

Bedroom Three

10'2" x 8'10" (3.11m x 2.70m)

Double glazed window to front. Radiator. Original door.

Bathroom

10'4" x 9'6" (3.15m x 2.92m)

Corner bath with hand shower over. Walk in shower. Pedestal wash hand basin. Low flush w.c. Fully tiled walls. Radiator. Mirror with lighting. Obscure double glazed window to rear.

Front Garden

Dwarf wall. Access to entrance. Side access to rear garden.

Rear Garden

Courtyard Area. Area laid to lawn. Hardstanding for a shed. Enclosed by brick wall and timber fencing.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: D

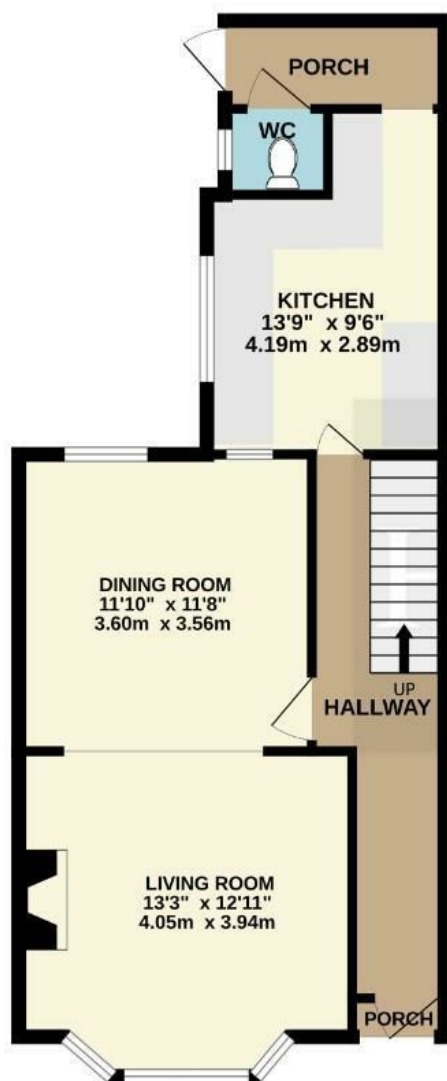






GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



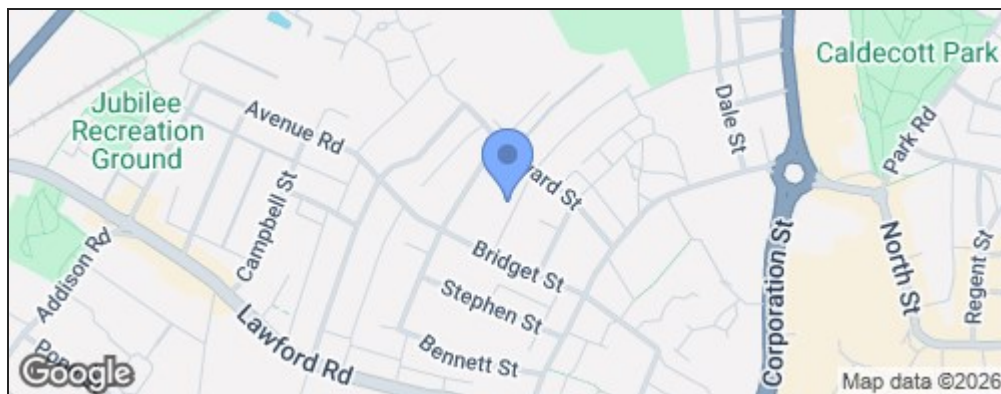
TOTAL FLOOR AREA: 1091 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.