



10 Rowland Street, Rugby, Warwickshire, CV21 2BN

HOWKINS &
HARRISON

10 Rowland Street,
Rugby, Warwickshire,
CV21 2BN

Guide Price: £195,000

A three bedroom mid terrace property conveniently located close to Rugby Town Centre, offered for sale with no onward chain. The property comprises of a sitting room with separate dining room, fitted kitchen, ground floor bathroom, three bedrooms and a first floor WC, with an enclosed garden to the rear.

Features

- Three bedrooms, two of which are double
- Two reception rooms
- Ground floor bathroom
- First floor WC
- Enclosed rear garden
- UPVC double glazing
- Gas combi boiler
- Close to Rugby town centre
- No onward chain



Location

The property is ideally located within walking distance of Rugby town centre which offers a range of High Street stores and independent retailers, as well as a wide selection of bars, restaurants, and leisure facilities. Further shopping can be found at the out of town retail parks, Junction One and Elliott's Field. Rugby railway station is also within walking distance and offers a frequent service to London Euston which takes just under 50 minutes. The property is also ideally placed to access all major road networks including the M6, M1, A5 and A45. There is a choice of both junior and senior schooling nearby, including Northlands Primary School, Rugby Free Primary School, and St. Marie's Infant and Junior Schools. Lawrence Sheriff, a grammar school for boys, and the world renowned Rugby School are both within a short walk of the property, while Rugby High School for Girls and a further range of state and independent schools for all ages are available just a short drive or bus journey away.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The property opens into a useful UPVC porch, which leads through to the entrance hall, fitted with laminate wood effect flooring with doors opening into the sitting room and dining room. The sitting room is situated to the front of the property and is a light and spacious room with a large bay window. The dining room is positioned in the middle of the property and offers understairs storage and a door through to the kitchen, which is fitted with a comprehensive range of base and eye level units, incorporating numerous cupboards and drawers, with space for a freestanding cooker, along with undercounter space and plumbing for appliances. The gas combi boiler is also housed within the kitchen. A door leads into a rear lobby where there is access to the rear garden and doors to the ground floor bathroom and separate WC. The bathroom comprises of a panelled bath with electric shower over and a wash hand basin.

First Floor

To the first floor there are three bedrooms and a WC with wash hand basin. Two of the rooms are spacious doubles, with the master bedroom being located to the front of the property, whilst bedrooms two and three are situated to the rear, with bedroom two benefitting from a built-in cupboard, ideal for storage. A WC with wash hand basin has been fitted on the first floor.

Outside

A dwarf wall to the front of the property offers space for planting or bin storage, with steps leading up to the front door. The rear garden has been designed to be of low maintenance being mainly laid with slabs, which provides an ideal space for outdoor seating and dining. There is a brick-built raised bed, a wooden garden shed, ideal for storage, and a gate leading to rear of the property.

Viewing

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

Fixtures and Fittings

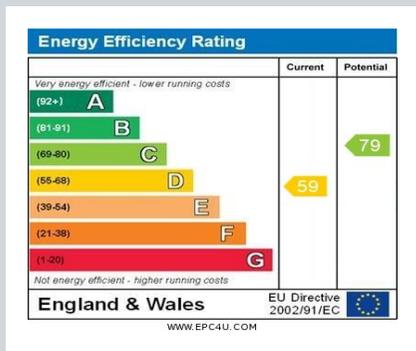
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

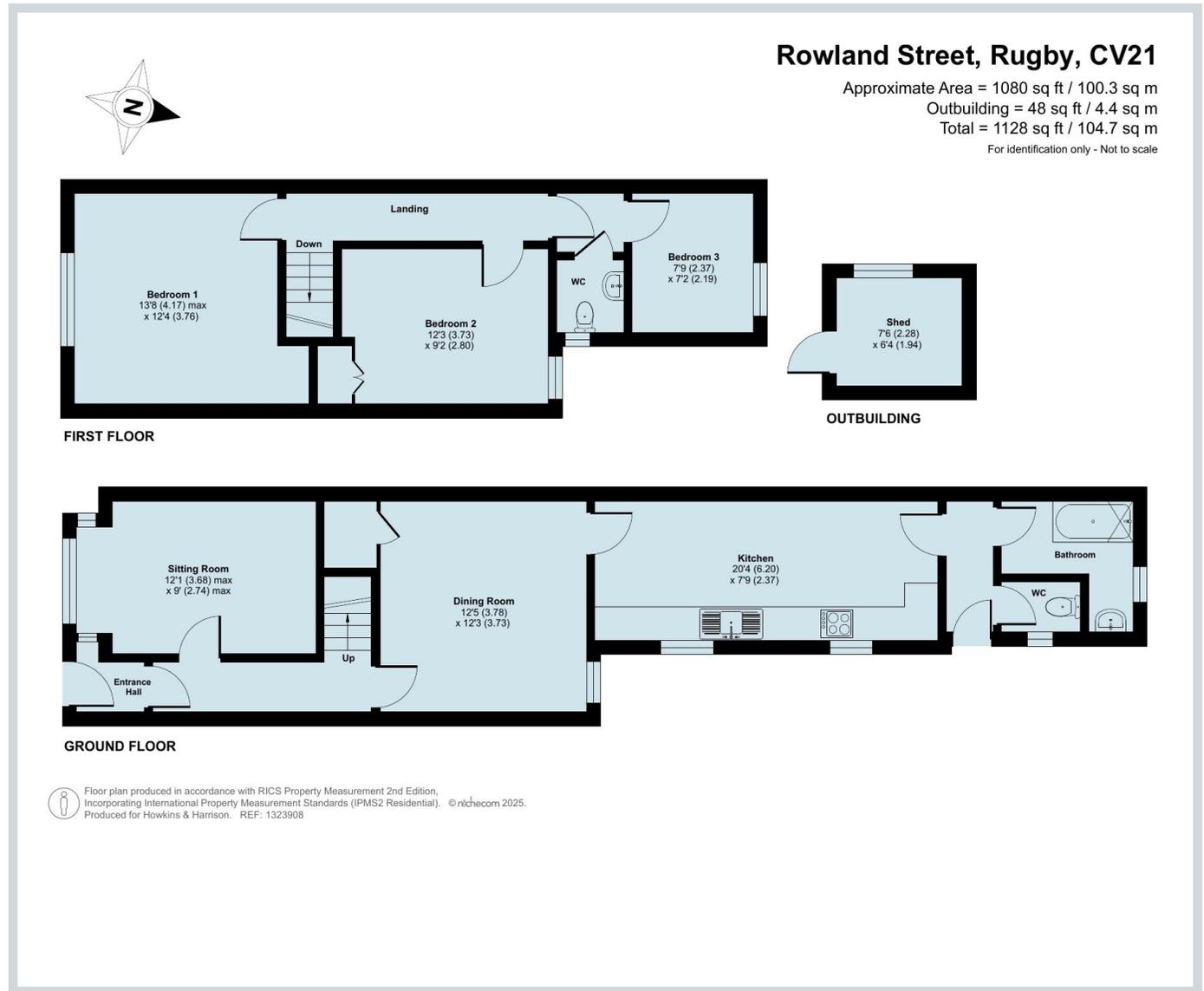
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



Howkins & Harrison

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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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