



27 Belmont Road, Rugby, Warwickshire, CV22 5NZ

HOWKINS &  
HARRISON



27 Belmont Road,  
Rugby, Warwickshire,  
CV22 5NZ

Guide Price: £265,000

A three bedroom semi-detached property with a generous rear garden, benefitting from a kitchen/diner, a generous rear garden, off-road parking and garage. The property further benefits from being re-wired throughout and a central heating system installed with a gas boiler. Offered to the market with no onward chain.

### Features

- Popular residential location
- Kitchen/diner
- Separate sitting room
- Three bedrooms
- Re-fitted bathroom and kitchen
- Glow worm gas boiler and central heating system installed in 2018
- Rewired throughout
- UPVC double glazing
- Garage
- Off-road parking
- No onward chain



## Location

The property is situated within the popular Rokeby Estate on the south/westerly edge of Rugby town centre. There are a range of amenities available within the immediate area to include a parade of shops which includes a convenience store, hot food takeaway, The Griffin public house and a newsagent. The property is within walking distance to Rugby town centre where offers an extensive range of shopping facilities including an independent quarter. Rugby also has a main line train station where there is a frequent service to Euston in under 50 minutes. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Harris Church of England Academy, Rokeby Free School, Rokeby Primary School, Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College and the world famous Rugby School.

## 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 is entered via an enclosed porchway which leads through to the entrance hall, with stairs rising to the first floor and a useful understairs storage cupboard. The sitting room has a large bay window to the front aspect which affords plenty of natural light. The kitchen/diner to the rear elevation has space for a dining table and chairs and has been re-fitted with a range of high gloss base and eye level units, with complementary worksurfaces over and space for a freestanding cooker, along with undercounter space for a washing machine and fridge/freezer. There are metro style tiles to the splash back areas and wood effect flooring throughout. Sliding patio doors lead out to the garden, along with a door providing access to the side of the property.

## First Floor

The landing offers access to the three bedrooms and the family bathroom as well as access to the loft space. The master bedroom is situated to the front of the property and has a large bay window, whilst bedrooms two and three are located to the rear which enjoy views over the garden. The bathroom has been re-fitted with a modern white suite which comprises of a bath with shower over, pedestal wash hands basin, WC and part tiling to the walls.

## Outside

The enclosed rear garden is mainly laid to lawn with some flower/shrub borders. A raised paved patio area directly to the rear of the property provides an ideal space for outdoor seating or al fresco dining.



## Viewing

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

## Fixtures and Fittings

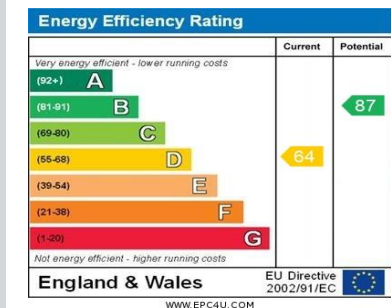
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

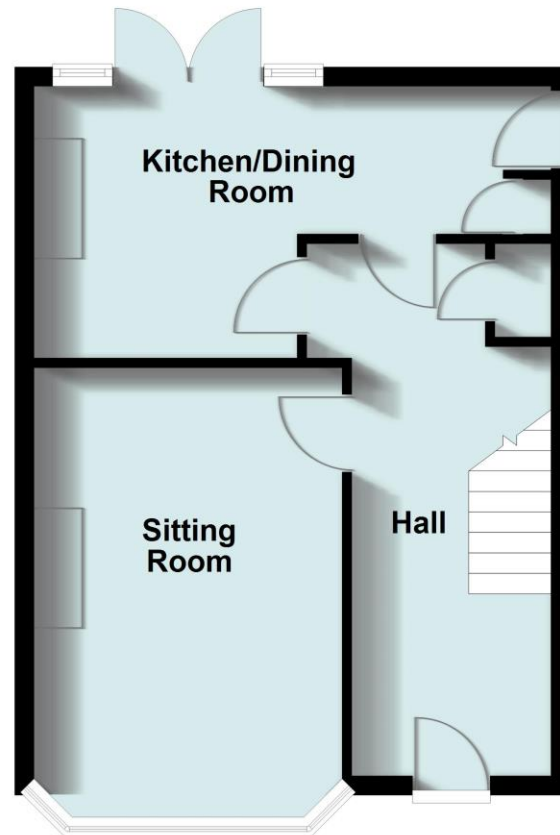
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

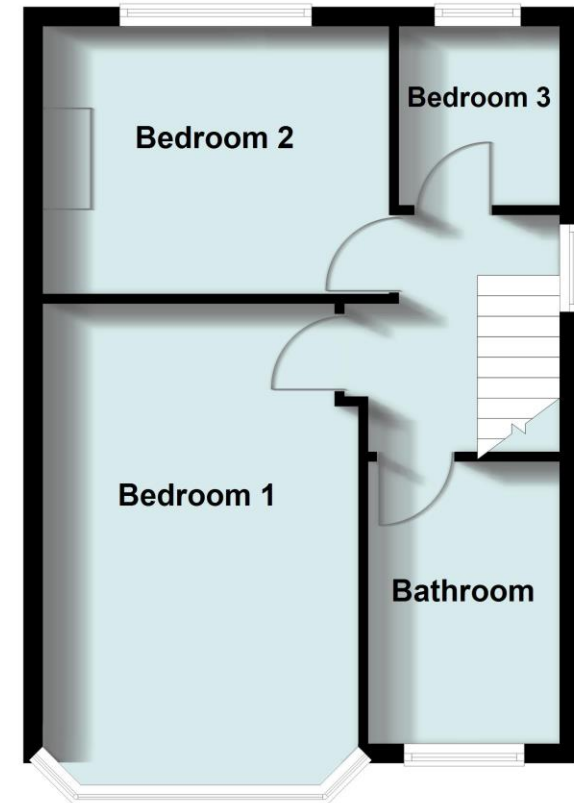
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – C.



## Ground Floor



## First Floor



## Howkins & Harrison

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Instagram HowkinsLLP

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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