



**3 Bedroom House - Semi-Detached**  
**located on Glebe Crescent, Rugby**  
**£260,000**

**UP Estates**



**\*\* EXTENDED THREE BEDROOM SEMI-DETACHED HOME - WC & BATHROOM - KITCHEN/DINER & LOUNGE - GARAGE & DRIVEWAY \*\*** This is a fantastic opportunity to purchase a semi-detached family home on Glebe Crescent, very briefly comprising of; front lawn and driveway leading to the entrance hall, open plan extended kitchen/diner, family living room, WC, rear enclosed private garden, with access to the garage/workshop all to the ground floor. On the first floor off of the landing are three bedrooms, family shower room and access to the boarded loft with power. Call now to secure a viewing!

£260,000

- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- WC & BATHROOM
- DRIVEWAY & GARAGE
- OPEN PLAN KITCHEN/DINING
- POPULAR LOCATION
- COUNCIL TAX BAND B





## LOCATION

The property is conveniently situated within walking distance of Rugby town centre, which offers a variety of High Street shops and independent retailers, along with an excellent selection of bars, restaurants, and leisure facilities. Additional shopping options are available at the nearby retail parks, Junction One and Elliott's Field.

Rugby railway station is also within easy walking distance and provides regular services to London Euston, with journey times of under 50 minutes. The property is well positioned for access to major road networks, including the M6, M1, A5, and A45.

A number of well-regarded schools are located nearby, including Northlands Primary School, Rugby Free Primary School, and St. Marie's Infant and Junior Schools. Lawrence Sheriff School, a grammar school for boys, and the internationally renowned Rugby School are both within a short walk. Rugby High School for Girls, along with a range of additional state and independent schools catering to all age groups, are also easily accessible by car or bus.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure



that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Glebe Crescent, Rugby





Total Area: 80.9 m<sup>2</sup> ... 871 ft<sup>2</sup> (excluding garage with power / light, workshop)

All measurements are approximate and for display purposes only

## CONTACT

41 Regent Street  
Rugby  
CV21 2PE

E: [rugby@upestates.co.uk](mailto:rugby@upestates.co.uk)  
T: 01788 729922

 UP Estates