



Winfield Street, Rugby, CV21 3SJ



**GUILD HOUSE**  
Estate Agents

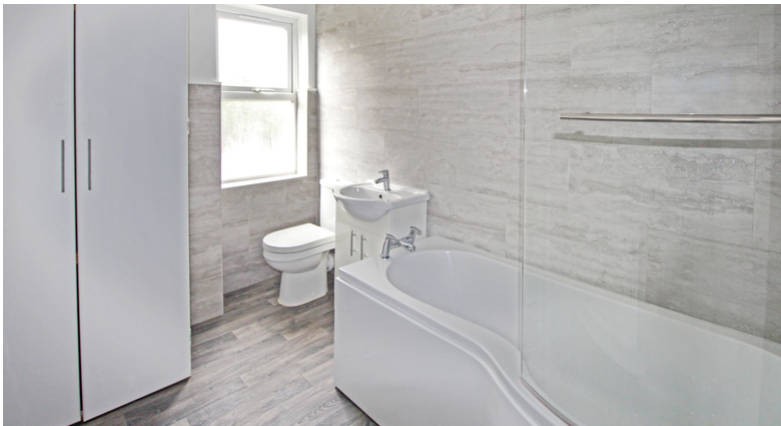


Guild House estate agents are pleased to offer for sale this spacious traditional end terrace property. Ideally located, the property is situated within walking distance of Rugby town centre and Rugby train station where there is a 53 minute service into London Euston. Major road networks are just a five minute drive as well as Elliots Field and Junction One retail parks.

Having been recently decorated and benefiting from new flooring throughout this 'turn key' property would make an ideal first time purchase or great buy to let investment. In brief the accommodation comprises: entrance hallway, lounge with bay window and feature fireplace, spacious dining room with built in storage and under stairs cupboard, modern refitted kitchen with built in oven, gas hob and chimney extractor and door leading to the rear garden. To the first floor there are two well proportioned double bedrooms and a large refitted family bathroom. Internally the property further benefits from upvc double glazing and gas central heating.

Externally the property has a generous sized garden with patio area, timber shed and secure gated access to the front of the property.

Offered for sale with NO ONWARD CHAIN. MUST BE VIEWED.

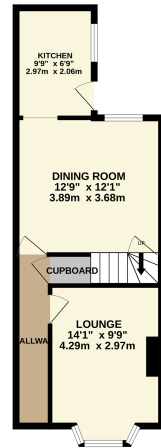


- SPACIOUS END TERRACE
- TWO DOUBLE BEDROOMS
- SEPARATE RECEPTION ROOMS
- WALKING DISTANCE OF RUGBY TOWN CENTRE & TRAIN STATION
- NEW CARPETS AND DECOR THROUGHOUT
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- REFITTED KITCHEN AND FIRST FLOOR BATHROOM
- NO ONWARD CHAIN
- GOOD SIZED GARDEN

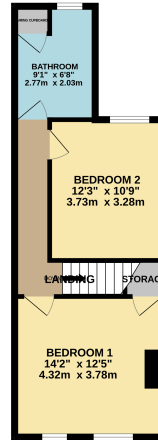




GROUND FLOOR  
404 sq ft (37.5 sq m) approx.



1ST FLOOR  
395 sq ft (36.7 sq m) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

