



Charlotte Street, Rugby, CV21 3HB



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this traditional mid terrace property. Situated in Charlotte Street just a stones throw from Rugby town centre and Rugby train station the property offers deceptively spacious living accommodation throughout. Fantastic amenities on the doorstep, Elliotts Field and Junction One retail parks are a short drive or bus journey away and the location is served by some well regarded schools.

This town centre property is well presented, boasting high ceilings, and good proportioned rooms throughout. Accommodation to the ground floor comprises: entrance hallway, spacious lounge with feature fireplace and bay window, a larger than average dining room which opens straight into the kitchen, exposed wooden floor and sliding patio doors into the garden, there's also access to the staircase leading down into the basement. The kitchen has been refitted with contemporary grey units including integrated dishwasher, under counter fridge and stainless steel range style gas cooker. Completing the ground floor is the utility room with W.C.

To the first floor there are two generous double bedrooms, one with built in cupboard and a good sized refitted family bathroom. The property further benefits from upvc double glazing and gas central heating throughout.

Externally this great mid terraced boasts an enclosed rear which offers a good degree of privacy. Mainly laid to lawn with patio area and well stocked borders.

Internal viewing is highly recommended to fully appreciate this deceptively spacious property.



- TRADITIONAL MID TERRACE
- TWO LARGE DOUBLE BEDROOMS
- TOWN CENTRE
- DECEPTIVELY SPACIOUS
- GENEROUS PROPORTIONS THROUGHOUT
- REFITTED FIRST FLOOR BATHROOM
- SEPARATE RECEPTION ROOMS
- REFITTED KITCHEN
- UTILITY AND GROUND FLOOR W.C
- GOOD SIZED REAR GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC RATING - D
- NO ONWARD CHAIN



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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.