



Seymour Road, Rugby, CV21 1BL



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are pleased to offer for sale this two bedroom first floor maisonette situated in a quiet residential road within walking distance of Rugby town centre and Rugby train station. Close to an abundance of amenities including Elliotts Field and Junction One retail parks, for commuters access to M1, M6 and other major network links are just a five minute drive.

This well maintained property comprises: entrance hallway and stairs rising to the living accommodation which includes a modern refitted kitchen with built in storage cupboard and space for appliances, a good sized lounge, main bedroom with a full range of contemporary built in wardrobes with internal drawers and shelving, a second bedroom which is currently fitted with office furniture and bathroom. The maisonette further benefits from gas central heating and upvc double glazing.

Externally the property is surprising, boasting a huge private rear garden. Surrounded by trees, well stocked with mature shrubs and full of beautiful perennials. There's a paved patio area, timber shed and green house. To the front off the maisonette there is parking for one vehicle.

Viewing is essential.



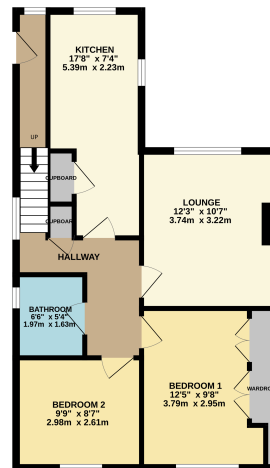


- FIRST FLOOR MAISONNETTE
- LEASEHOLD
- 117 YEARS REMAINING ON LEASE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- REFITTED KITCHEN
- BATHROOM
- SPACIOUS LOUNGE
- TWO GOOD SIZE DOUBLE BEDROOMS WITH BUILT IN STORAGE
- LARGE PRIVATE REAR GARDEN
- OFF ROAD PARKING
- WALKING DISTANCE OF RUGBY TOWN CENTRE & TRAIN STATION
- EPC - TBC





GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq. ft. (56.3 sq.m.) approx.

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.



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