



Little Church Street, Rugby, CV21 3AW



**GUILD HOUSE**  
Estate Agents





Guild House estate agents are pleased to offer for sale this traditional semi detached property situated in the heart of Rugby town centre and just a 5 minute walk to Rugby train station where there is an hourly 53 minute service into London Euston. The property offers deceptively spacious living accommodation throughout. Fantastic town centre 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.

The property has been tastefully updated by the current owner but it still offers plenty of scope to improve further. The spacious and versatile accommodation to the first floor comprises: entrance vestibule with solid wood floor, hallway, well proportioned lounge and separate second reception room. Leading through to the rear of the property there is access down to the cellar, and a fabulous refitted breakfast kitchen. The kitchen is fitted in contemporary cream units with integrated dishwasher, fridge/freezer, built in oven, hob and extractor.

To the first floor the long landing features an exposed brick wall and large storage cupboard. There are two good sized double bedrooms, two shower rooms, one of which has been refitted and to the front aspect there is a gorgeous generously proportioned double bedroom. The property further boasts plenty of character, upvc double glazing and gas central heating throughout.

Externally the rear garden is fully enclosed and offers a huge amount of privacy for a town centre property.

Internal viewing is highly recommended to fully appreciate the potential and versatility this town centre property has to offer





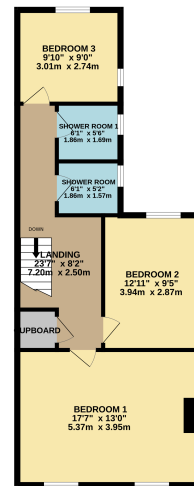
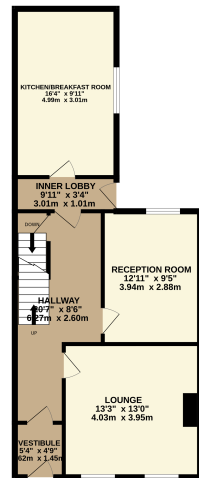
- RUGBY TOWN CENTRE
- SEMI DETACHED
- PERIOD FEATURES
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- TASTEFULLY UPDATED
- 3 DOUBLE BEDROOMS
- 2 SHOWER ROOMS
- REFITTED BREAKFAST KITCHEN
- WELL PROPORTIONED LOUNGE
- SECOND RECEPTION ROOM
- CELLAR
- ENCLOSED PRIVATE GARDEN
- EPC RATING - D





GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR  
646 sq.ft. (60.0 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.



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