



Winfield Street, Rugby, CV21 3SH



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale, this beautifully presented and deceptively spacious traditional mid terraced property. Situated just a ten minute walk from Rugby town centre and Rugby train station. Elliots Field and Junction One retail parks are also just a short distance and for commuters access to the M1/M6/A14 motorways are a ten minute drive. Winfield recreational ground and Great Central Walk are right on your doorstep and the area is also served by several primary and secondary schools.

This deceptively spacious home is very well maintained throughout. To the ground floor the accommodation comprises: entrance porch, well proportioned through lounge/diner with feature bay window, exposed floorboards and original pine doors which give this room a real character feel. The dining area leads through to a refitted kitchen, fitted with white 'shaker' style units and 'butchers block' work surfaces, benefiting from integrated dishwasher and range style cooker. Completing the ground floor is a handy utility room with cloakroom/W.C.

To the first floor there are three good sized bedrooms, a refitted family bathroom and good sized storage cupboard on the landing. Stairs lead up to a fabulous loft conversion where there is a spacious double bedroom and en suite shower room. Internally the property further benefits from upvc double glazing and gas central heating throughout.

Externally the property boasts an enclosed rear garden offering a good degree of privacy, mainly laid to lawn and paved patio area. There is secure gated access to the side of the property.

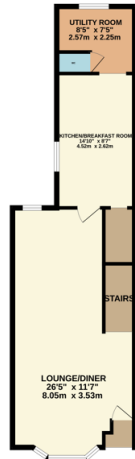
Deceptively spacious, internal viewing is highly recommended to fully appreciate all it has to offer.



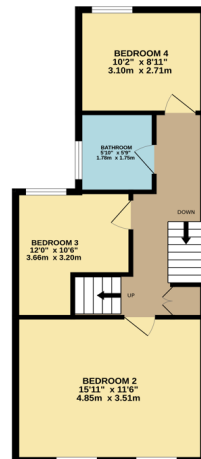
- EXTENDED TERRACE
- FABULOUS LOFT CONVERSION
- FOUR BEDROOMS
- BATHROOM AND EN SUITE
- THROUGH LOUNGE/DINER
- REFITTED BREAKFAST KITCHEN
- UTILITY AND GROUND FLOOR W.C
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC - D



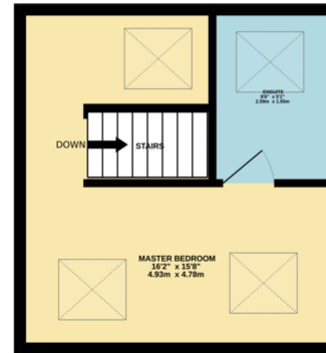
GROUND FLOOR
555 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 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.