



Bath Street, Rugby, CV21 3JF



GUILD HOUSE
Estate Agents



Number 16 Bath Street has been comprehensively and stylishly updated over the past 2 years making this a stunning town centre property but still allowing for prospective buyers to extend further subject to planning. In brief the accommodation comprises: Newly instated upvc double doors into a small porch, fabulous entrance hallway with original Victorian tiled floor, cornice and dado rail. The elegant and spacious lounge benefits from replacement upvc sash bay window, feature fireplace with cast iron insert and Kamdean flooring, a generous second reception room currently used as a playroom, with original built in cupboard and feature fireplace, leading on down the hallway is the recently fitted utility room with ample storage and space for appliances and refitted W.C. which leads through to generous refitted breakfast kitchen with French doors onto the garden. The kitchen is fitted with a range of navy blue and soft grey shaker style units, incorporating integrated dishwasher, stainless range cooker and space for a wine fridge. This opens directly into the breakfast area which over looks the garden. Completing the ground floor is the staircase leading down to a fully usable cellar, currently used for storage but could be converted for more everyday use.

Once you reach the top of the stairs to the first floor you immediately get a feel for the proportions of this town house with a landing that seems to go on forever! The large front master bedroom boasts lovely high ceilings and a upvc sash bay window, adjacent to this bedroom is a recently installed contemporary shower room which is a recent addition to the first floor living space. There are two further generous double bedrooms and a good sized single bedroom. The spacious refitted family bathroom has built in storage and a gorgeous roll top bath. There are two separate access points to the vast loft, one having a pull down ladder. The huge loft space is another area where the living accommodation could be increased if required, subject to the necessary planning consents.

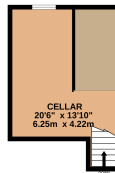
Outside this fantastic townhouse doesn't disappoint either with its' beautiful walled rear garden. Offering a good amount of privacy it is a really quiet space considering the proximity to the town centre. With patio area and well tended lawn, there is also plenty of space at the side of the property for a storage shed. Secure gated access to the front of the house.



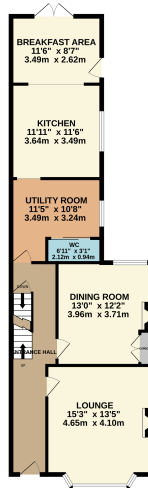
- PERIOD TOWN HOUSE
- FOUR GENEROUS BEDROOMS
- REPLACEMENT UPVC SASH WINDOWS
- TWO LARGE RECEPTION ROOMS
- ORIGINAL PERIOD FEATURES
- GAS CENTRAL HEATING
- CLOAKROOM/W.C
- EPC RATING - TBC
- RECENTLY UPDATED
- REFIITTED KITCHEN/BREAKFAST ROOM
- GOOD SIZED REAR GARDEN



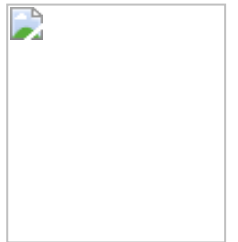
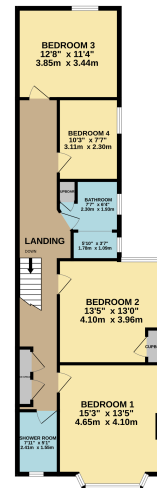
BASEMENT
200 SQ. FT. (18.58 SQ. M.) APPROX.



GROUND FLOOR
800 SQ. FT. (74.23 SQ. M.) APPROX.



1ST FLOOR
900 SQ. FT. (83.61 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.