



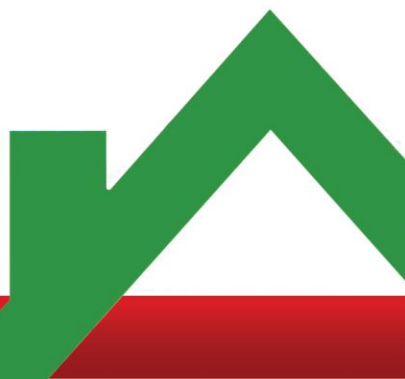
10 BATH STREET

RUGBY

WARWICKSHIRE

CV21 3JF

GUIDE PRICE: £465,000



AN IMMACULATELY PRESENTED FIVE BEDROOM TOWNHOUSE OFFERING VERSATILE ACCOMMODATION SET OVER THREE FLOORS

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this stunning five-bedroom townhouse, conveniently located within walking distance of Rugby town centre and railway station.

Rugby town centre provides a wealth of amenities including shops, supermarkets, public houses, bars, cafes, and takeaway outlets. Residents can also enjoy recreational facilities, places of worship, a public library and highly regarded local schools catering to all age groups.

Rugby railway station offers regular mainline intercity services to Birmingham New Street and London Euston, both reachable within an hour. Additionally, the property has easy access to major road networks including the M1, M6, A5 and A14, making it an ideal location for commuters.

The home is beautifully presented throughout, retaining a range of charming period features while offering modern convenience. The versatile accommodation spans three floors and includes:

An entrance hall, a spacious lounge/dining room, spacious kitchen/breakfast room, separate utility room and a ground floor cloakroom/W.C., both accessible via an inner hallway.

To the first floor, a landing leads to four well-proportioned bedrooms and a family bathroom fitted with a four-piece suite.

The second floor features an attic bedroom with an en-suite bathroom also fitted with a four-piece suite.

Additional benefits of this property include double glazing and gas fired central heating to radiators. The property is of standard brick construction with a tiled roof and all mains services are connected.

Externally, a timber pedestrian gate provides side access to the property, leading through to a private and enclosed brick walled rear garden which provides an ideal al-fresco dining and entertaining space.

Gross internal area: 177m² (1905ft²)

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

23' 2" x 3' 8" (7.06m x 1.12m)

Entry via a timber front entrance door with a gold-leafed house number in the window above. Feature wooden flooring and original coving. Carpeted stairs lead to the first-floor landing with doors opening to other rooms.



LOUNGE/DINING ROOM

Lounge Area: 13' 9" x 12' 9" plus bay window (4.19m x 3.89m plus bay window)

Double glazed bay window to the front elevation, framed with wooden architrave and fitted blinds. Feature fireplace with a wooden surround and a cast iron open fire. Decorative details include original wooden flooring, an internal period feature wooden door with original door furniture, ceiling roses, deep skirting and original coving.



Dining Area: 13' 3" x 12' 2" (4.04m x 3.71m)

French doors framed with wooden architrave and fitted with blinds open onto the rear garden.



KITCHEN/BREAKFAST ROOM

27' 0" x 10' 8" (8.23m x 3.25m)

This elegant kitchen is flooded with natural light from two side facing double glazed windows, both framed in wooden architrave and fitted with blinds. A period feature internal wooden door with original door furniture adds charm and character.

The kitchen is fitted with a bespoke range of eye-level and base-level units, offering practical storage solutions including a spice rack, larder cupboard, pull-out unit, wine rack and a convenient breakfast bar. The inset Belfast sink is complemented by a flexible and extendable mixer tap. Appliances include an integrated dishwasher, a gas and electric Range Master cooker with a built-in extractor hood and designated space for a fridge/freezer. Period style Lincrusta wallpaper enhances the rooms traditional aesthetic.



INNER HALLWAY

7' 7" x 2' 7" (2.31m x 0.79m)

This hallway includes a rear facing window with wooden architrave and blinds and a pedestrian door providing access to the rear garden. Period feature wooden internal doors lead to adjoining rooms. Period style Lincrusta wallpaper enhances the room's traditional aesthetic.

UTILITY ROOM

7' 2" x 6' 0" (2.18m x 1.83m)

Practical and well equipped, the utility room features a side facing window, fitted cupboards, generous worktop space and plumbing for a washing machine. There is also designated space for a clothes dryer and a fridge.



GROUND FLOOR CLOAKROOM/W.C.

3' 1" x 2' 9" (0.94m x 0.84m)

Compact yet characterful, this cloakroom includes W.C. with high level cistern and a skylight providing natural light.



FIRST FLOOR LANDING

This inviting landing features original wooden flooring, a seating area and a side facing window with wooden architrave. A fitted storage cupboard with lower drawer offers practical storage and carpeted stairs lead to the second floor.



BEDROOM ONE

12' 9" x 12' 3" (3.89m x 3.73m)

Carpeted throughout, with a front facing window framed in wooden architrave and fitted with blinds.



BEDROOM TWO

12' 1" x 10' 9" (3.68m x 3.28m)

A rear facing room with carpeted flooring, wooden architrave framed window with blinds and a fitted wash hand basin.



BEDROOM THREE

12' 9" x 13' 7" (3.89m x 4.14m)

Carpeted flooring, rear facing window and extensive storage including a fitted triple wardrobe and a lit storage cupboard.



BEDROOM FIVE

9' 1" x 7' 2" (2.77m x 2.18m)

Featuring original wooden flooring, a front facing window with wooden architrave and blinds and a built-in wardrobe/storage cupboard.



FAMILY BATHROOM

11' 4" x 7' 9" (3.45m x 2.36m)

This generously proportioned bathroom features original wooden flooring, a side facing window framed with wooden architrave and fitted with blinds, a decorative ceiling rose and deep skirting boards - all contributing to its charming period character. The walls are adorned with period style Lincrusta wallpaper further elevating the rooms timeless appeal.



SECOND FLOOR LANDING

Doors leading to:

BEDROOM FOUR

12' 3" x 9' 5" (3.73m x 2.87m)

Featuring a Velux window to the rear elevation, this room includes a wardrobe with additional large eaves storage.



EN-SUITE BATHROOM

12' 1" maximum x 5' 7" (3.68m maximum x 1.70m)

This en-suite benefits from a Velux window on the front elevation, allowing natural light to fill the space. Partially tiled, it features a four-piece suite comprising a panelled bath, a spacious shower enclosure with an electric shower, a wash hand basin, and a low-level WC. Ample shelf storage. Wall-mounted electric heater.



FRONT GARDEN

Enclosed by a low-level brick wall, the front garden features mature shrubbery, decorative stone chippings, and a paved pathway leading to the storm porch, which includes a cast iron footplate and the front entrance door.

REAR GARDEN

The rear garden is enclosed by a brick wall, features a spacious patio area which is perfect for al-fresco dining and entertaining and sits alongside a smaller covered pergola for relaxed seating. The remainder is laid to lawn and bordered by mature shrubbery on either side. Additional highlights include a large shed, a watering system, an external tap and power points. A timber pedestrian gate offers access to the front of the property.



DIRECTIONS

Heading away from Rugby town centre, continue along Church Street to follow B5414. At the traffic light junction opposite Lawrence Sheriff School, turn left into Bath Street. The property can be located on the right-hand side and easily identified by a Brown and Cockerill 'For Sale' board.

VIEWINGS

For further information or to arrange a viewing, please contact our Rugby office on 01788 551111.

AGENT'S NOTES

All Mains services are connected.
Traditional solid brick construction with a concrete tiled roof.

Council Tax Band: D

Local Authority: Rugby Borough Council

EPC RATING

Energy performance certificate (EPC)

10 Bath Street
RUGBY
CV21 3JF

Energy rating
E

Valid until:
2 April 2035

Certificate number:
0527-3048-2204-0495-6200

Property type
Mid-terrace house

Total floor area
177 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

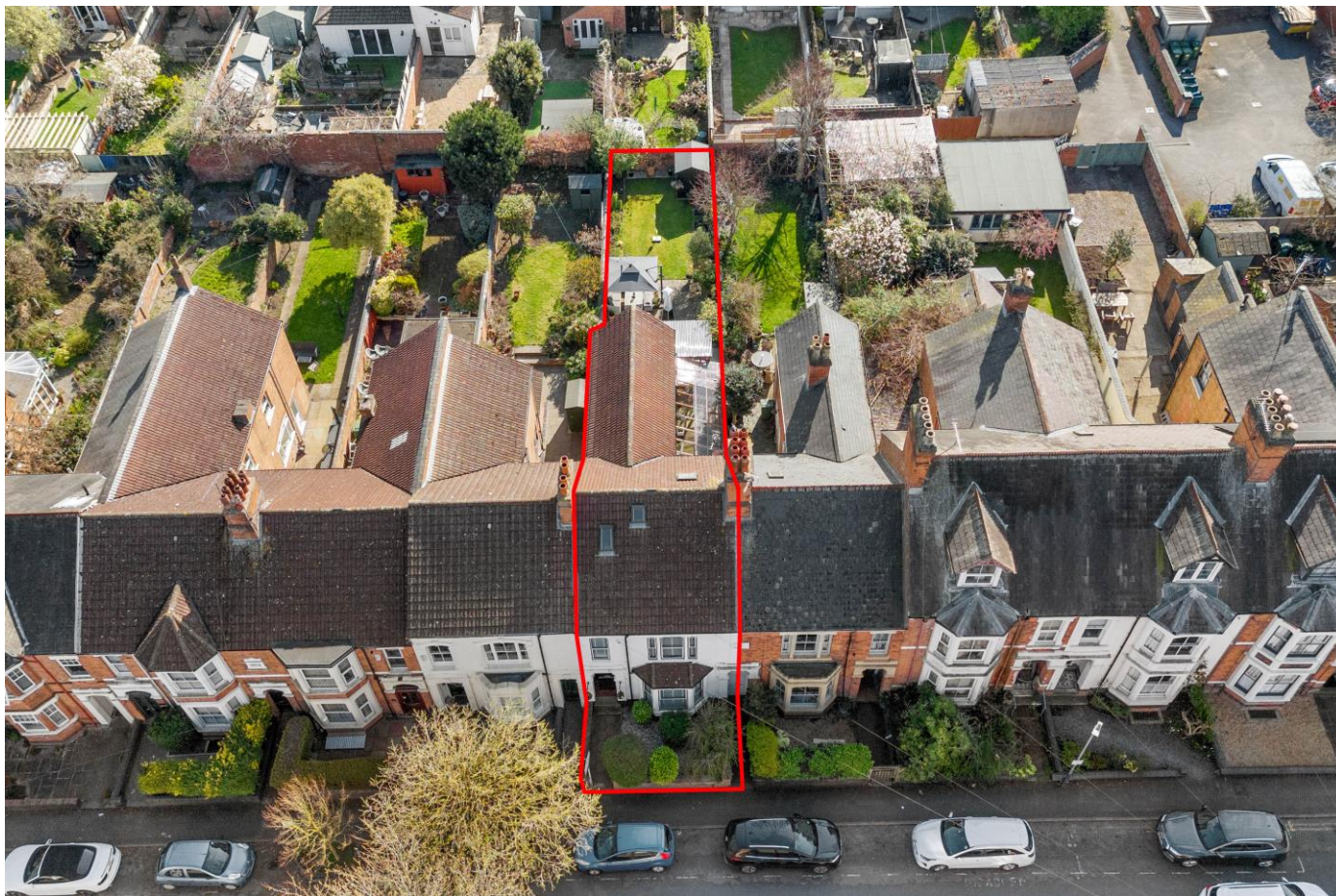
44 E

71 C

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



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