



St Andrews Crescent, Rugby, CV22 5PH



**GUILD HOUSE**  
Estate Agents



Guild House estate agents are delighted to offer to the market this beautifully presented end terraced home. The property is situated in the popular Rokeby area with local shops and schooling within easy walking distance. The property is ideally located for easy access into Rugby, Leamington Spa and Coventry with Rugby train station just a short driving distance.

The current owners have tastefully updated the property and it offers immaculate and spacious accommodation throughout to include on the ground floor: Entrance hallway, spacious living room with feature fireplace and solid oak flooring. The kitchen is fitted with modern beech front units with breakfast bar and space for freestanding appliances. All perfectly complimented by solid wood worksurfaces and tiled splashback.

To the first floor there are two large double bedrooms and a stunning recently refitted family bathroom. The property further benefits from replacement contemporary internal doors, gas central heating throughout and oak effect upvc windows and doors.

Externally the rear garden is fully enclosed by timber fencing. Recently landscaped with artificial lawn, composite decked seating area and paved patio. To the side of the property there is a secure gate leading to the front garden which is low maintenance, finished with decorative stone. The block paved driveway provides parking for one vehicle however additional parking could be created if required.

A fantastic first time buy which must be viewed.

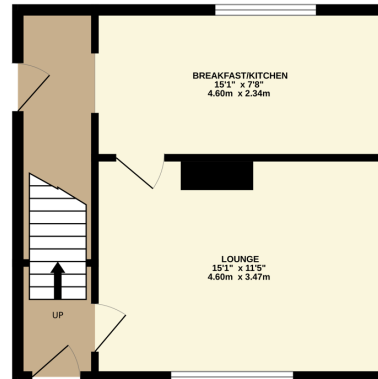
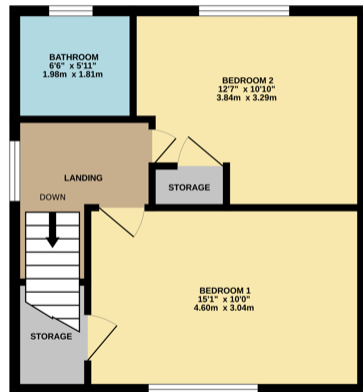


- END TERRACE
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- REFITTED BREAKFAST KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LANDSCAPED REAR GARDEN
- OFF ROAD PARKING
- SPACIOUS LOUNGE
- BEAUTIFULLY PRESENTED
- CLOSE TO EXCELLENT AMENITIES AND SCHOOLING
- EPC - TBC



1ST FLOOR  
396 sq.ft. (36.6 sq.m.) approx.

GROUND FLOOR  
359 sq.ft. (33.3 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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