



Vicarage Road, Rugby, CV22 7AJ



GUILD HOUSE
Estate Agents



Guild House estate agents are proud to offer for sale this fantastic period property. Offering buyers the best of 'townhouse' living this well maintained family home is just a 5 minute walk to Rugby town centre and 10 minutes to the train station which offers a 50 minute service into London Euston. Well positioned for easy access to all major motorway links and Elliotts Field and Junction One retail parks are just 10 minutes away. The property also benefits from being in the catchment for well regarded schooling including Lawrence Sheriff grammar school for boys and the highly prestigious Rugby School is a stone's throw away.

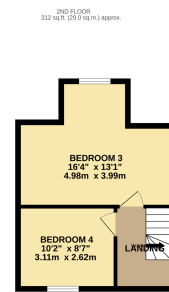
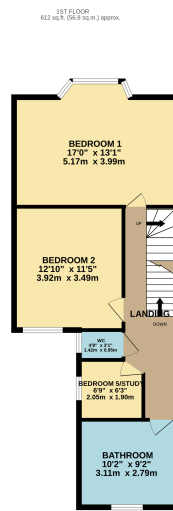
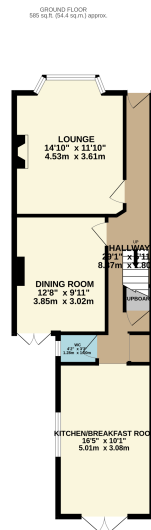
This much loved townhouse situated in the desirable Vicarage Road has been in the same family for over 50 years. More recently it has undergone some significant cosmetic updating and now boasts beautiful accommodation ready for the next generation of homeowners. In brief the accommodation comprises: entrance hallway, gorgeous main reception room with large bay window, feature fireplace and cornice. The second reception room has French doors into the garden and leading through to the rear of the property is a cloakroom/w.c. Completing the ground floor is a good sized refitted breakfast kitchen with doors out onto the garden. The kitchen is fitted with white contemporary units and charcoal laminate work surfaces, with built in double oven, gas hob and extractor.

To the first floor there are two well proportioned double bedrooms, a single bedroom which works perfectly as a study, a w.c and a large family bathroom with separate shower enclosure. Given the proximity of the study and w.c it would be easy to incorporate these two spaces into a new repositioned family bathroom, leaving the possibility open of converting the existing bathroom back into a good sized double bedroom. To the second floor there are two further spacious bedrooms and access to plenty of storage in the eaves. Internally the property further benefits from upvc double glazing and gas central heating throughout.

Externally the rear garden is fully enclosed, mainly laid to lawn with a newly laid paved patio and side gate giving access to the front of the property. Early viewing is strongly recommended. OFFERED WITH NO ONWARD CHAIN.



- VICTORIAN TOWNHOUSE
- RUGBY TOWN CENTRE
- 4 BEDROOMS PLUS STUDY
- UPVC DOUBLE GLAZING
- WELL MAINTAINED THROUGHOUT
- RECENTLY REDECORATED
- REFITTED BREAKFAST KITCHEN
- GROUND FLOOR CLOAKROOM
- LARGE FAMILY BATHROOM
- SEPARATE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- EPC RATING TBC



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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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