



Claremont Road, Rugby, CV21 3NA



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale, this beautifully presented and spacious traditional mid terraced property. Situated just a five 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.

This deceptively spacious Victorian townhouse has been significantly updated over the past 2 years boasting stylish and tasteful decor throughout. The ground floor accommodation comprises: entrance hallway with stairs rising to the first floor, spacious reception room with feature bay window to the front aspect and multi fuel stove, good sized lounge with built in storage cupboard and feature fireplace with multi fuel stove. Completing the ground floor is a cloakroom/W.C, space for stacked appliances and a gorgeous recently refitted kitchen/diner. Fitted with 'on trend' navy blue shaker style units, integrated dishwasher, built in double oven, induction hob and extractor, all beautifully complimented by solid limed oak work surfaces and herringbone kamdean flooring. A really 'wow factor' space within this traditional terrace.

To the first floor there are three generously proportioned double bedrooms, one of which is currently used as a dressing room and a stunning refitted family bathroom. Fitted in a contemporary style with brushed gold fittings and a fabulous walk in shower with feature wall. The property further benefits from newly replaced 'sash style' upvc double glazing and gas central heating throughout.

Externally the property boasts an enclosed rear garden mainly laid to lawn and patio area. To the rear of the garden is a bespoke storage shed and gazebo, an ideal entertaining space. There is secure gated access to the side of the property.

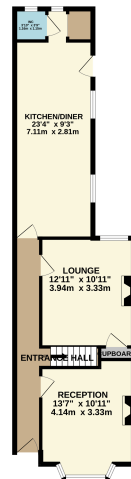
Deceptively spacious, internal viewing is highly recommended to fully appreciate all it has to offer.



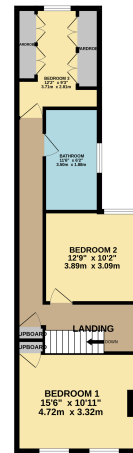
- TRADITIONAL VICTORIAN MID TERRACE
- THREE DOUBLE BEDROOMS
- SPACIOUS REFITTED KITCHEN/DINER
- REFITTED FAMILY BATHROOM
- TWO WELL PROPORTIONED RECEPTION ROOMS
- GROUND FLOOR W.C
- RECENTLY INSTALLED UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC - D



GROUND FLOOR
570 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
570 sq.ft. (52.7 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.

