



Grosvenor Road
RUGBY
£240,000

**Osborne
Sargent**

Fantastic and stylish 2 bed Victorian property. Open plan living and re-modelled throughout. Re-fitted kitchen with built in appliances, re-fitted upstairs bathroom with bath and separate shower. PVCu double glazing, gas rad heating, LVT flooring, landscaped rear garden and rear access with parking for 1 vehicle. Must be viewed.



70 Grosvenor Road, RUGBY, Warwickshire CV21 3LE

A well presented, improved and stylish 2 bedrooomed Victorian property ideally located for Rugby town centre, Rugby train station and a fantastic variety of local amenities. Retail parks and the motorway network are both a short drive away. Accommodation in brief comprises: Porch, Open plan lounge/dining room with built in wood burner, modern re-fitted kitchen with built in appliances, 2 double bedrooms, re-fitted bathroom, recently landscaped rear garden and rear access with parking for 1 vehicle. Other benefits include LVT flooring, PVCu double glazing and recently replaced gas boiler. Early inspection is advised to fully appreciate all that this fantastic property has to offer.

Porch

PVCu double glazed entrance door, Two PVCu double glazed windows to side, PVCu double glazed window to front, quarry tiled flooring, door to:

Lounge/dining room

3.70m x 9.09m (12' 2" x 29' 10") PVCu double glazed window to front, PVCu double glazed window to rear, wood burner set into chimney breast , two column radiators, LVT flooring, telephone point, TV point, open plan stairs, open plan to:

Kitchen

2.02m x 4.99m (6' 8" x 16' 4") Recently re-fitted with a matching range of modern base units with quartz worktop space over with waterfall end panels, 1+1/2 bowl under mount sink with Quooker hot water tap, PVCu double glazed window to side, PVCu double glazed window to rear, built in Neff induction hob with extractor over, built in Samsung fan oven, plumbing for washing machine, space for American style fridge freezer, column radiator, LVT flooring, PVCu double glazed door to garden.

Landing

0.80m x 4.63m (2' 7" x 15' 2") Access to loft, LVT flooring, doors to:

Main bedroom

3.34m x 3.70m (10' 11" x 12' 2") PVCu double glazed window to front, over stairs storage cupboard, bespoke fitted wardrobes (with option to purchase matching bedside tables by separate negotiation) LVT flooring and column radiator.

Bedroom 2

2.75m x 3.69m (9' 0" x 12' 1") PVCu double glazed window to rear, chimney breast, LVT flooring and column radiator.

Bathroom

2.02m x 3.13m (6' 8" x 10' 3") Recently re-fitted with a four piece suite comprising bath with wall mixer filler, concrete wash hand basin set in to quarry tiled vanity unit with cupboard under, glazed and tiled shower enclosure with rainfall shower head & hand shower attachment. Low-level WC, part quarry tiled tiled walls and flooring, heated towel rail, extractor fan, wall mounted mirror with shaver point and light, Recessed ceiling downlighters, PVCu frosted double glazed window to rear fitted cupboard housing recently replaced gas heating boiler and electric under floor heating.

Outside

Low maintenance front garden, recently landscaped and enclosed rear garden with paved patio and Astroturf. Hit and miss fence/gate to rear access and off road parking for 1 vehicle.

Viewing

Strictly by prior appointment through Osborne Sargent.

Our services

As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554

Ground Floor

Approx. 41.4 sq. metres



First Floor

Approx. 36.8 sq. metres



Total area: approx. 78.2 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





The particulars are not nor should they be taken to be part of any contract, offer, or legally binding arrangement by or on the behalf of either the vendor or ourselves, Jackson Rose, as their agents. We exercise, as far as possible, a professional duty of care towards any prospective purchaser or new customer. However, we must point out our client is the vendor or lessor of the property and we are acting on their behalf. It is always open to any prospective purchaser or customer to retain the services of their own agent or surveyor to provide advice and information, or to negotiate on their behalf.