



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 bedroomed 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 Astro turf. 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



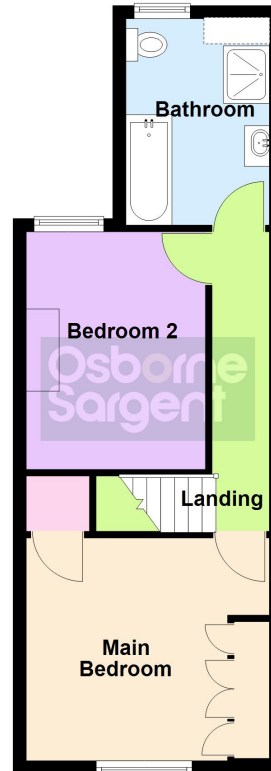
## Ground Floor

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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