



Grosvenor Road, Rugby, CV21 3LB



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 well maintained and updated significantly enhancing the character feel of this mid terraced property, boasting stylish and tasteful decor throughout. The ground floor accommodation comprises: entrance hallway with original Victorian tiled floor, spacious lounge with feature bay window to the front aspect and exposed brick fireplace, good sized dining room which opens up into a generous refitted kitchen. Fitted with a comprehensive range of cream 'shaker' style units and focal point range cooker. Completing the ground floor is a cloakroom/W.C and door leading out to the rear garden.

To the first floor the large principle bedroom boasts bespoke alcove shelving and a full wall of built in wardrobes. The second double bedroom also benefits from built in storage. A fabulous refitted bathroom completes the upstairs of this stunning townhouse, which has a gorgeous roll top bath and large walk in shower. Internally the property further benefits from upvc double glazing and gas central heating throughout as well as a professionally boarded loft with pull down ladder and shelving.

Externally the property boasts an enclosed rear garden recently landscaped with expansive patio area and small artificial lawn. To the rear of the garden is a bespoke storage shed and access to the rear of the property where there is parking for two cars.

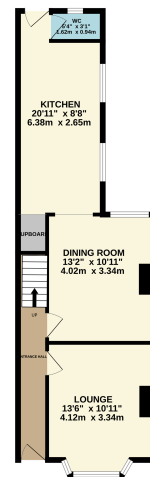
Deceptively spacious, internal viewing is highly recommended to fully appreciate all it has to offer.



- VICTORIAN MID TERRACE
- TWO DOUBLE BEDROOMS BOTH WITH BUILT IN STORAGE
- REFITTED KITCHEN
- PERIOD FEATURES
- WITHIN WALKING DISTANCE OF TRAIN STATION AND RUGBY TOWN CENTRE
- SEPARATE RECEPTION ROOMS
- REAR ACCESS AND PARKING
- LARGE FAMILY BATHROOM WITH SEPARATE SHOWER ENCLOSURE
- DOWNSTAIRS WC
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC - D



GROUND FLOOR



1ST FLOOR



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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.