



LEAMINGTON SPA

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PROPERTY · SALES · LETTINGS · MANAGEMENT

**287 RUGBY ROAD  
MILVERTON  
LEAMINGTON SPA  
WARWICKSHIRE  
CV32 6EB**

1 mile from Leamington Spa centre  
1 mile to Warwick centre  
3.5 miles to Junction 15 of the M40 motorway

**A WELL PRESENTED MODERN THREE-  
STOREY TOWNHOUSE SET BACK  
FROM THE STREET WITH COURTYARD  
GARDEN & PRIVATE PARKING**

- Entrance Hall
- Guest WC
- Kitchen
- Sitting Room
- Dining Room
- Four Bedrooms
- Bathroom
- Ensuite Shower Room
- Courtyard Garden
- Driveway
- EPC Rating C

**VIEWING STRICTLY BY APPOINTMENT  
01926 640 498  
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**Leamington Spa** is well regarded for its ideal connectivity to London and the West Midlands, its attractive Regency and Georgian heritage and a wonderful variety of facilities, schools and entertainment. The town centre is a short walk from the property, with shops, restaurants and bars in abundance. Nearby parks and gardens provide pretty outdoor spaces, the closest being almost opposite Milverton House. The River Leam is under one mile away and is flanked by parks and attractive architecture.

The surrounding countryside, offers outdoor pursuits including walking riding and cycling, whilst a good number of golf courses are all within easy driving distance.

**287 Rugby Road** comprises a modern three storey town house which is understood to have been constructed circa 2006 as one of two modern houses set back from the street behind a private drive.

It is understood the property underwent considerable improvement and updating circa 2016, which included the extension of the ground floor accommodation to the rear, replacement kitchen, replacement ensuite and alterations to the fourth bedroom located on the first floor.

The property now presents as a well located spacious home with balanced living and bedroom accommodation, South facing courtyard garden and private drive with parking.

## GROUND FLOOR

**Entrance Hall** with part-glazed front door and understairs storage cupboard. **Guest WC** with close coupled WC, pedestal wash hand basin and obscured glazed window. **Kitchen** fitted with a contemporary high gloss kitchen under granite worktops to three walls with matching wall cupboards and display cabinets over. Double Belfast sink with mixer tap, inset four ring gas hob with matching extractor hood over. Range of built-in drawers and cupboards under, integrated dishwasher, built-in high level double electric oven with integrated fridge and separate freezer to side, plus sliding larder cupboard. Low level granite seat with storage under. Double aspect to front and side of the property with tiled floor.

**Sitting Room** with engineered wood floor and opening leading to **Dining Room**, with engineered wood floor, vaulted ceiling, windows to three sides and electrically opened velux windows to roof. Bi-fold doors opening to South facing courtyard garden.

## FIRST FLOOR

**Landing** with window to front, range of built-in bookshelves and built-in airing cupboard with Gas fired combination boiler. **Bedroom One** outlook to rear and range of built-in wardrobe cupboards with sliding doors to one wall. **Ensuite Shower Room** with walk-in tiled shower cubicle, wash hand basin and WC set to vanity unit with storage under and glazed display cabinets to side. Obscured glazed window, towel radiator and extractor fan. **Bedroom Four** outlook to the front of the property and range of built-in storage units with space and plumbing for washing machine. Space for tumble drier.

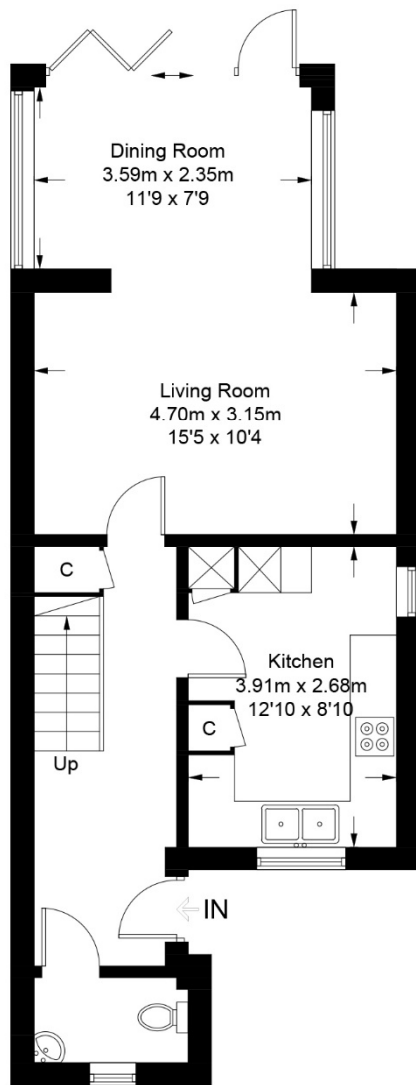
## SECOND FLOOR

**Bedroom Two** with outlook to rear. **Bedrooms Three** with outlook to the front of the property. **Bathroom** fitted with shower bath with mixer tap shower attachment, WC with concealed system and wash hand basin set to a vanity unit with storage under. Towel radiator, extractor fan and roof light.

## OUTSIDE

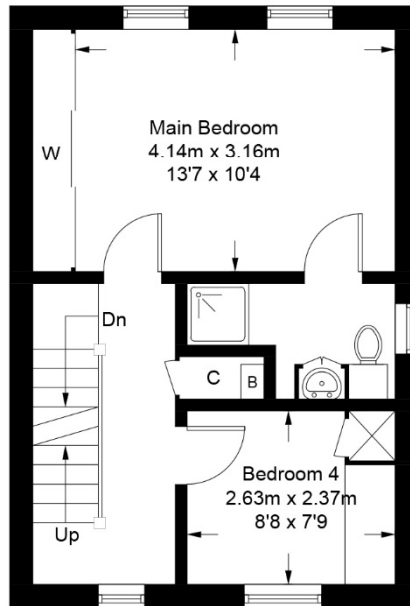
To the front of the property, a block paved driveway provides parking for several vehicles with flowerbeds to border and leads to front door. Outside light and water supply. Wrought iron pedestrian gate to the side of the property leads to the rear garden. A delightful enclosed South facing walled garden with mature flowerbeds and planters. Paved patio with matching feature steps. Outside lighting. Garden store.



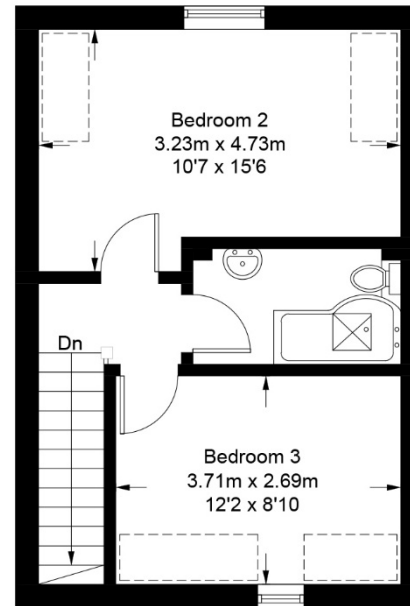


**Ground Floor**  
49.1 sq m / 528 sq ft

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
33.8 sq m / 364 sq ft



**Second Floor**  
33.8 sq m / 364 sq ft

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID985227)

## GENERAL INFORMATION

**Tenure**

Freehold with Vacant Possession.

**Services**

Mains water, gas, drainage and electricity are understood to be connected to the property.

**Council Tax**

Payable to Warwick District Council.

Listed in Band E

**Energy Performance Certificate**

Current: 76 Potential: 86

Band: C

**Fixtures and Fittings**

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

**Directions**

CV32 6EB

From Leamington Spa town centre, proceed West along the B4099 Warwick Street into Warwick Place and then Warwick New Road. At the traffic lights before crossing the River Avon, turn right into Rugby Road where the property will be found a short distance along on the right hand side identified by our For Sale board.

What3Words:

///puff.steep.sends

**IMPORTANT NOTICE**

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, floor plans, site plans, measurements or distances we have referred to are given as a guide only and are not precise.

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