



**Connells**

Clifton Road  
RUGBY



## Property Description

Connells are proud to introduce this charming four bedroom, end of terrace Victorian townhouse on Clifton Road in the heart of Rugby, Warwickshire. With its traditional period features paired with contemporary finishes, this home offers the perfect balance of character and modern family living.

In brief, Clifton Road comprises of; entrance hall, family lounge, dining room, extended open plan kitchen/breakfast room, four generous bedrooms, and a family bathroom. Externally, there is a spacious south facing rear garden, allocated off road parking and a single garage to the rear. This property also benefits from gas central heating and brand new double glazed windows upstairs.

This delightful home is situated on one of Rugby's most desirable roads. It is also located within walking distance of the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. The property is also just minutes away from the local park. There is a fantastic selection of primary and secondary schooling, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for the commuter with easy access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

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this must see property!

## Approach

The property is set back from the road and has a tall hedge secluding the front. There is a small front garden and a pathway to the original main entrance door which leads onto;

## Entrance Hall

A welcoming entrance hall with tall ceilings, access to the ground floor receptions rooms and stairs rising to the first floor landing with a built in understair storage cupboard.

## Lounge

A cosy family lounge featuring a fireplace and a bay window to the front.

## Dining Room

A versatile reception space featuring a fireplace, built in shelving and window to the rear aspect.

## Kitchen/Breakfast Room

A spacious open plan kitchen/dining area featuring a range of wall and mount base units, sink & drain, extractor fan, door leading to the rear garden and two windows to the side aspect. There is appliance space for a cooker, fridge freezer, dish washer, and washing machine/tumble dryer.

## Landing

First floor landing providing access to the first floor reception rooms, built in storage cupboard and window to the side aspect.

## Bedroom One

The master bedroom features a built in wardrobe and window to the front aspect.

## Bedroom Two

Featuring built in wardrobe and window to the rear aspect.

## Bedroom Three

Featuring space for a wardrobe and window to the side aspect.

## Bedroom Four

Featuring space for a wardrobe and window to the front aspect.

## Bathroom

With a four piece Victorian style suite comprising of feature cast iron bath, wash hand basin and low level WC. Separate shower cubicle with wall mounted shower and heated towel rail. Two windows to side aspect.

## Rear Of Property

Offering privacy and space, this south facing

garden is laid to lawn with a secluded patio area and rear accessibility.

## Garage

Single detached garage to the rear.

## Parking

This property comes with allocated off road parking to the rear for approximately two vehicles including the single garage.

## Additional Information

EPC rating: D

Council tax band: D









Total floor area 128.8 m<sup>2</sup> (1,386 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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25 Regent Street  
 RUGBY CV21 2PE

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/RBY107934](http://connells.co.uk/Property/RBY107934)**



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