

East Street, Town Centre

Offers in the region of £197,000

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East Street, Town Centre, Rugby

Nestled in the heart of Rugby on East Street, this charming terraced house, built in 1886, offers a delightful blend of character and modern living. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. These rooms are filled with natural light, creating a warm and welcoming atmosphere. The layout is both practical and appealing, making it easy to envision your own personal touch throughout the home.

The first-floor bathroom is conveniently located, ensuring privacy and ease of access for all residents. The property retains many original features, which add to its charm and character, while also providing the opportunity for further enhancement to suit your style.

East Street is a desirable location, offering a friendly community feel while being close to local amenities, schools, and parks. This terraced house is not just a property; it is a place where memories can be made. Whether you are looking to invest or find your next home, this delightful two-bedroom house is a wonderful opportunity not to be missed.

Entrance Hall
Entered via glazed door. Understairs storage.

Lounge 10'6" x 10'3" (3.22 x 3.14)
Radiator. Window to front.

Dining Room 13'8" x 11'1" (4.18 x 3.39)
Fireplace recess. Radiator. Laminate flooring. Access to first floor





Kitchen / Breakfast Room 17'8" x 7'10" (5.39 x 2.39)

An array of base cupboards and drawers with eye level units above. One and a half bowl single drainer sink unit with mixer above. Electric fan assisted with electric hob and extractor above. Plumbing for an automatic washing machine and Dishwasher. Radiator. Tiled splash areas. Tiled flooring. Window to rear and side. Door to rear garden.

First Floor Landing

Doors off to

Bedroom One 13'8" x 10'3" (4.19 x 3.14)

Overstairs storage cupboard. Radiator. Window to front.

Bedroom Two 11'4" x 10'7" (3.47 x 3.24)

Radiator. Window to rear.

Bathroom 9'11" x 7'10" (3.04 x 2.41)

Spacious bathroom with panelled bath. Low flush WC. Wash hand basin. There is room to put a seperate shower. Tiled floor. Tiled splash areas. Window to rear.

Outside

Enclosed by panel fenicing and maturing hedging. Lwned area with brisk built barbeque. Timber shed. Gated side access.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR







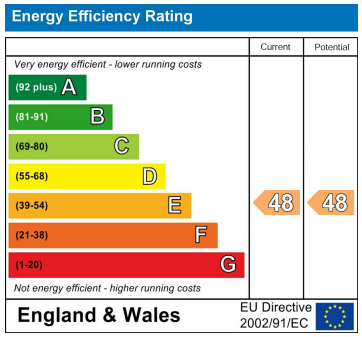


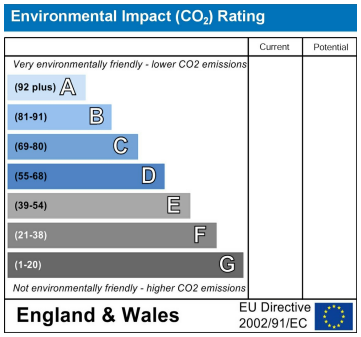












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