

Winfield Street, Town Centre

Offers Over £235,000

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Winfield Street, Town Centre, Rugby

Nestled on Winfield Street in Rugby, this delightful three-bedroom terraced house offers a perfect blend of comfort and convenience. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests.

The layout of the home is thoughtfully designed, providing ample space for family living. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone. The bathroom is conveniently located, and there is an additional downstairs WC/utility, adding to the practicality of the home.

One of the standout features of this property is the loft room, which presents a versatile space that can be used as a study, playroom, or even an extra bedroom, depending on your needs.

The garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues. The house comes part furnished, allowing you to add your personal touch while still having essential furnishings in place.

Lounge 12'9" x 14'0" (3.91m x 4.27m)

Upvc double glazed window to front.

Dining Room 12'9" x 11'10" (3.89m x 3.63m)

Log burner to the side. Open plan through to Kitchen. Sash window overlooking garden.

Kitchen

Integrated oven and dishwasher. Induction hob with extractor above. Space for fridge/freezer. UPVC double glazed window above sink.

WC/Utility Room

Toilet, space for washing machine. UPVC double glazed window to rear. Newly installed Valliant combi boiler. Underfloor Hive heating throughout downstairs.





Landing

Bedroom 1 13'10" x 12'0" (4.24m x 3.66m)
Double bedroom, vertical radiator on the wall to the outside.

Loft room 14'0" x 12'11" (4.27m x 3.96m)
Loft room with a dormer window that overlooks the rear garden, velux window to the front. stairs enclosed by glass panels. Recently got planning for this.

Bathroom 9'10" x 6'11" (3.02m x 2.13m)
Newly fitted. large shower with separate bath, toilet and hand wash basin.

Bedroom 3 10'5" x 8'7" (3.2m x 2.64m)
Double bedroom, vertical radiator on the wall to the back of the house.

Garden
Externally there is a small fore garden together with a superb sized westerly facing rear garden which enjoys the late morning sun to the end of the day.

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









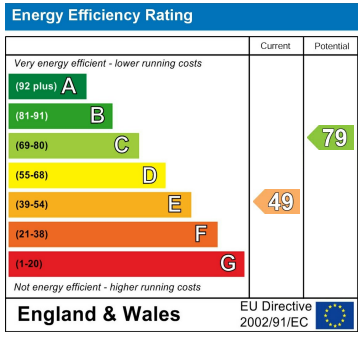


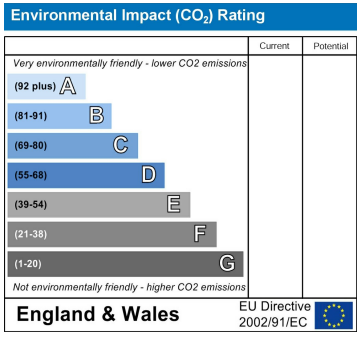




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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18 Church Street, Rugby, Warwickshire, CV21 3PU
T: 01788 550 800
sales@complete247.co.uk
www.complete247.co.uk

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