



65 York Street, Rugby, CV21 2BS

Guide price £260,000



Guide price £260,000

65 York Street

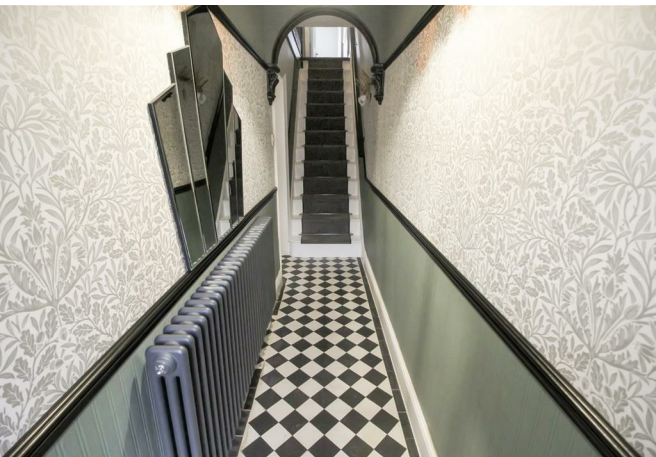
Rugby, CV21 2BS

- Period Home
- Bay Fronted
- Character Features
- Modern/Stylish Family Bathroom
- Garage & Parking to Rear
- Terraced Property
- Open Plan Living/Dining Space
- Three Spacious Bedrooms
- Utility Room & Ground Floor WC
- EPC Rating D

Have you been dreaming of a period home, full to the brim of character features? Have you been wishing for space in abundance, and a location near the heart of everything? If you have, this might just be the home for you!

Welcome to York Street!

This home was built in the early 1900s, and the current owners have made sure to try to keep as many of the original features of this property whilst they have lovingly refurbished and restored it. The property is full of character, with the



Entrance Hallway

Living Room 11'10 x 11' (3.61m x 3.35m)

Dining Room 13'3 x 11'0 (4.04m x 3.35m)

Kitchen 11'10 x 9'3 (3.61m x 2.82m)

Utility Room 9'3 x 5'6 (2.82m x 1.68m)

WC 4'11 x 2'5 (1.50m x 0.74m)

Landing

Bedroom 1 15'10 x 11'11 (4.83m x 3.63m)

Bedroom 2 13'11 x 9'2 (4.24m x 2.79m)

Bathroom 10'1 x 9'2 (3.07m x 2.79m)

Bedroom 3 11'3 x 9'6 (3.43m x 2.90m)

Note from the Agents



Directions

original floor tiles in the hallway, and the intricate woodwork to name just a few bits.

The ground floor of this home comprises of; an open plan living/dining room, a spacious kitchen with pantry, and a utility room which leads to the ground floor WC.

To the first floor, there are three very generous bedrooms, and a stylish bathroom which has been made larger than most others on the street.

To the rear of the property is a mature garden, with plenty of entertaining space, as well as a large garage to the rear with space for two cars within.

The property is sold with Freehold title, and has no community service charge to pay. The property is Council Tax Band B, with Rugby Borough Council.

For more information, or to arrange your private viewing, call Shires & Co Estate Agents.





Floor Plans

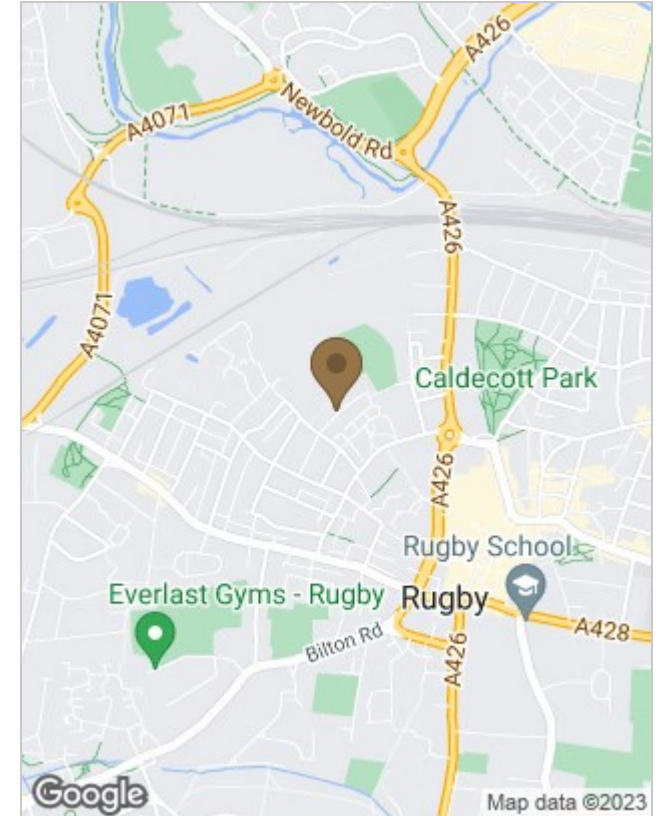


Viewing

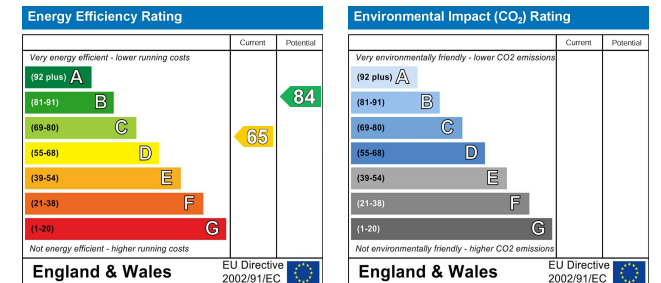
Please contact our Rugby Office on 01788 726726 if you wish to arrange a viewing appointment for this property or require further information.

Shires & Co Estate Agents, PO BOX 6867, Rugby, CV21 9TS
Tel: 01788 726726

Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.