

**31 Manor Road  
Town Centre  
RUGBY  
CV21 2SZ  
£260,000**



- **THREE DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**
- **SEPARATE RECEPTION ROOMS**
- **ENSUITE SHOWER ROOM**
- **CLOSE TO AMENITIES**
- **TRADITIONAL TERRACE**
- **GROUND FLOOR W.C. AND UTILITY ROOM**
- **SEPARATE FIRST FLOOR SHOWER ROOM AND W.C.**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom traditional bay fronted terrace located close to Rugby Town Centre offered with NO ONWARD CHAIN. In brief, the accommodation comprises: entrance hall, lounge, separate dining room, kitchen, utility, and ground floor w.c. To the first floor there are three bedrooms (bedroom three having an ensuite shower room), a further shower room and a separate w.c. Externally, there is an enclosed rear garden.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the region's central motorway networks, including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

### **Accommodation Comprises**

Entry via composite door into:

#### **Entrance Hall**

Stairs rising to first floor. Understairs cupboard. Window to side. Radiator. Doors off to lounge, dining room and kitchen.

#### **Lounge**

14'5" x 10'9" (4.40m x 3.30m)

Bay window to front. Feature fireplace. Radiator.

#### **Dining Room**

12'9" x 10'9" (3.90m x 3.30m)

Window to rear. Feature fireplace. Radiator.

#### **Kitchen**

19'3" x 9'2" (5.89m x 2.81m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer with mixer tap over. Range style cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Two windows to side. Door to:

#### **Rear Lobby**

Doors off to utility room and w.c. Side door to rear garden.

#### **Utility Room**

Window to rear.

#### **Downstairs W.C.**

Low level w.c. Wash hand basin. Window to rear.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms, shower room and w.c.

#### **Bedroom One**

14'5" x 14'2" (4.40m x 4.32m)

Bay window to front. Further window to front. Radiator.

#### **Bedroom Two**

12'9" x 10'9" (3.90m x 3.30m)

Window to rear. Radiator.

**Bedroom Three**

15'9" x 9'2" (4.82m x 2.81m)

Window to rear. Radiator.

**Ensuite**

With suite to comprise: quadrant shower cubicle with electric shower, pedestal wash hand basin, and low level w.c. Window to side elevation.

**Shower Room**

With suite to comprise; quadrant shower cubicle and pedestal wash hand basin. Radiator. Window to side elevation.

**Separate W.C.**

Low level w.c. Wash hand basin. Window to side elevation.

**Front Garden**

Pathway and steps up to entrance. Brick wall to boundary.

**Rear Garden**

Patio Shrub borders. Area laid to lawn. Brick and fencing to the boundaries. Timber shed.

**Agents Note**

Council Tax Band: C

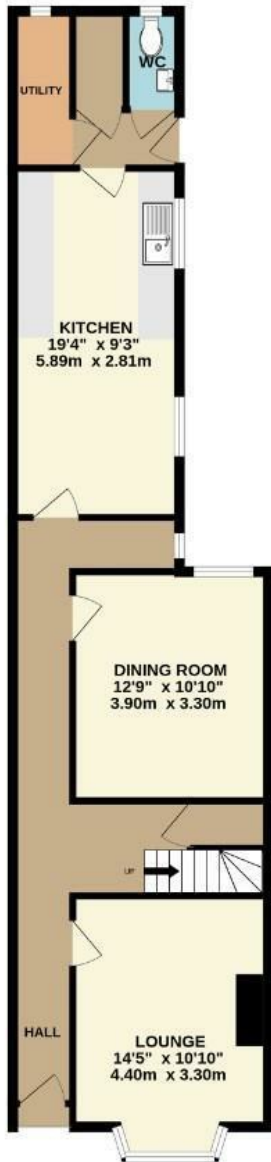
Energy Efficiency Rating: C



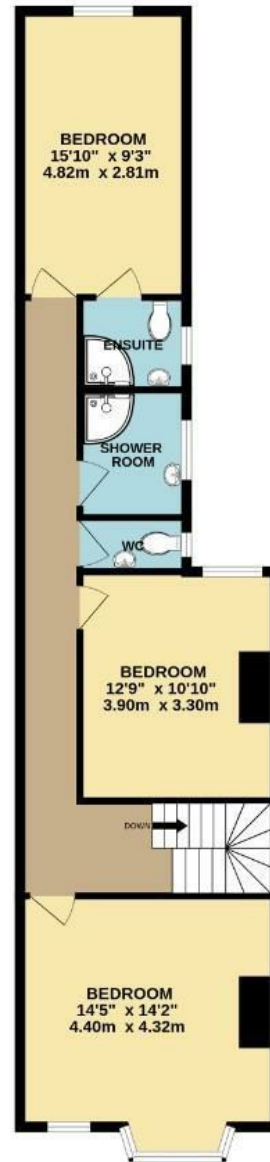




GROUND FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



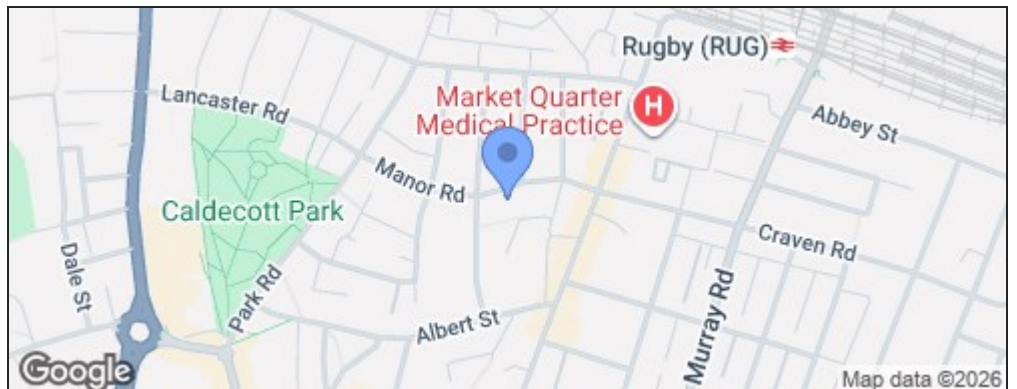
1ST FLOOR  
717 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA; 1443 sq.ft. (134.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.