



167 Rugby Road, Leamington Spa, CV32 6DP  
Offers Over £550,000

charlesrose.



This charming Regency town house, offered with no onward chain, is well presented and is steeped in character throughout. Located in the sought after and fashionable area of Milverton affording easy access to local amenities, the town centre and train station alike. The good sized family accommodation is spread over three floors. The first floor offers an entrance hallway, a lovely living /sitting room and an extended kitchen dining room to the rear with access into the gardens. The first floor has two great sized double bedrooms and a bathroom and there are two further bedrooms and shower room on the next level. There is also a handy loft space perfect for storage and a basement. Externally there is a walled rear garden that is south facing offering lots of sunshine through the day and evening. Further advantages include its proximity to local schooling such as Brookhurst Primary School.

## LOCATION

Rugby Road is a popular north Leamington Spa location within easy reach of the town centre, an excellent range of local facilities and amenities including local shops on Rugby Road, renowned schools for all grades and excellent recreational facilities, including well known tennis club and convenient for the local railway station. This location has consistently proved to be much sought after.

## ON THE LOWER GROUND FLOOR

**Basement** 14'9" x 12'10" (4.50m x 3.93m)

There is a usable basement that can be used for multiple purposes.

## ON THE GROUND FLOOR

### Entrance Hallway

A welcoming entrance with solid timber flooring, old school radiators and stairs rising to the upper levels. Doors lead off to:-

**Sitting Room** 27'11" x 11'8" (8.52m x 3.56m)

A spacious and well proportioned reception room located to the front offering great entertaining space. The room is full of charm and character with tall ceilings having ornate coving, stripped timber flooring and focal fireplace. The bay window to the front shed lots of natural light within.

## ON THE SECOND FLOOR

### Family Dining Kitchen

21'11" x 8'9" (6.69m x 2.67m)

This fabulous extended dining kitchen is well

equipped and offers tiled flooring, a range of wall and base units, semi vaulted ceilings and doors out to the walled gardens.

## ON THE FIRST FLOOR

### Landing

The landing has a further flight of stairs leading to the second floor and doors lead off to:-

**Bedroom** 15'1" x 12'1" (4.62m x 3.70m)

A great sized double bedroom located to the front of the property having similar features with stripped timber flooring, coving and tall ceiling heights.

**Bedroom** 12'10" x 8'9" (3.93m x 2.67m)

A further good sized bedroom on this level with window overlooking the rear gardens.

**Bathroom** 8'6" x 5'9" (2.61m x 1.77m)

Offering a modern white suite including a bath, wash hand basin and wc.

### Landing

A large space serving access to the rooms on this level.

**Bedroom** 15'1" x 12'1" (4.62m x 3.70m)

A further double bedroom mirroring that of the first floor with views out to the front.

**Bedroom** 8'9" x 8'9" (2.69m x 2.67m)

This fourth bedroom is located to the rear and makes an ideal single bedroom, home office or nursery.

**Showerroom** 5'9" x 4'0" (1.76m x 1.24m)

A modern shower suite with tiled floors and

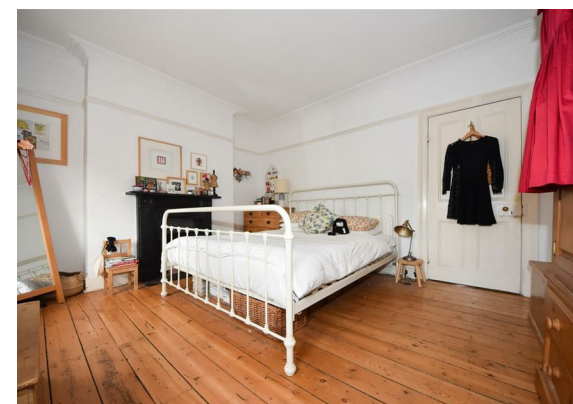
splash back areas, shower cubicle, modern wash hand basin and wc.

**LOFT ROOM** 15'1" x 12'3" (4.62m x 3.75m)

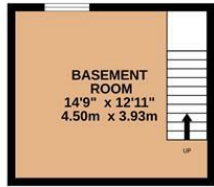
With stairs up to offering lots of usable space.

## OUTSIDE

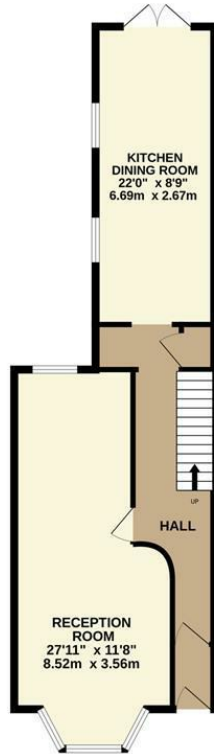
Externally the property benefits with a front garden having mature stocked plants and flowers and pathway leading to the front door. To the rear the garden is entirely walled and more importantly south facing. There are sections of hard standing with pathway, paved seating areas and lawns on offer.



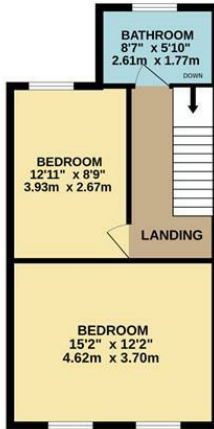
BASEMENT  
190 sq.ft. (17.7 sq.m.) approx.



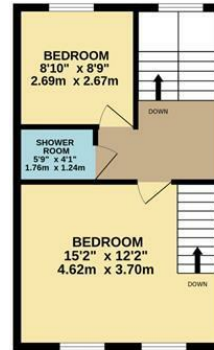
GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



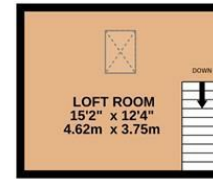
1ST FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.




3RD FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 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) <b>A</b>	<b>65</b>	<b>78</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		