



95 Rugby Road
Leamington Spa | Warwickshire | CV32 6DH

FINE & COUNTRY

STEP INSIDE

95 Rugby Road

This beautiful terrace property has an attractive façade that blends seamlessly with the surrounding homes. It is well-maintained and exudes a charming appeal. Overall, this three-bedroom home offers a perfect blend of modern living and period charm. Its open plan layout, private garden, and well-designed interiors make it an excellent choice for individuals or families seeking a comfortable and stylish home.

Ground floor

Upon entering the property, you'll be greeted by an open plan living area that seamlessly combines the living room and dining space. This open layout creates a sense of spaciousness and allows for a flexible arrangement of furniture and decor. The room is adorned with period features, tasteful finishes, and large windows allow ample natural light to flood the space, creating a bright and inviting atmosphere.

The kitchen is to the rear of the property, featuring modern appliances, sleek countertops, and ample storage space. It is designed with functionality and style in mind. To the rear of the kitchen is a utility area with WC, providing additional storage and laundry facilities. The property also benefits from a cellar.

First floor

The property offers three good-sized bedrooms, providing plenty of space for comfortable living. Each bedroom is well-proportioned and can accommodate various furniture arrangements according to individual preferences. The stunning family bathroom is a standout feature of the property. It boasts a freestanding roll top bath, which adds a touch of luxury and elegance to the space. The bathroom is beautifully appointed with high-quality fixtures and fittings, and it offers both a functional and visually pleasing experience.

Outside

The surprisingly quiet and private garden is accessible via a private road to the rear, with double gates. Offering convenient entry and exit points, plus the option for off street parking.

The local gastro pubs are excellent with a London vibe and the local tennis and squash club is a lovely local hub, only a 2 minute walk away.















LOCATION

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell, and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar, and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School, and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.





Services

Connected to all mains gas, water, drainage and electricity

Local Authority

Stratford Upon Avon District Council

Planning Permission

There is planning permission granted for a double storey extension for additional bedroom and open plan kitchen with bi-folding doors.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Directions

From The Parade, turn left on to Clarendon Avenue. Turn left on Clarendon Place. Turn right on to Beauchamp Hill then right on to Union Road. From there turn left on to Rugby Road and the property is situated on the left-hand side.





GROSS INTERNAL AREA
 BASEMENT : 214 sq. ft, 20 m², GROUND FLOOR : 707 sq. ft, 66 m²
 FIRST FLOOR : 459 sq. ft, 43 m²
 TOTAL : 1379 sq. ft, 128 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Guide price £550,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales, Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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