



Stowe Drive, Rugby
£1,250 pcm


DISTINCT
Property Consultants

Modern three-bedroom home within Walking Distance to Town and Easy Access to M6/M1. It is unfurnished and comes with Garage and Off Road Parking. Low Maintenance Garden. Kitchen Appliances Included.

EPC rating C

- Easy Access to M6/M1
- Walking Distance to Town with Local Shops nearby
- 3 Bedrooms
- Family Bathroom & Ensuite Shower Room
- Modern Kitchen Breakfast Room with Appliances
- Double Glazing & Gas Central Heating
- Reception Room
- Garage & Allocated Parking
- Rear garden

This modern and comfortable three-bedroom terrace home is now available to rent in the town of Rugby. The property boasts two bathrooms, one reception room, a low maintenance garden, a garage, and parking for one vehicle. The house is fitted with double glazed windows and gas central heating, making living here cost efficient due to the energy performance rating C.

Upon entering the property, you are greeted by a light and airy hallway leading to the kitchen and first reception room, which is perfect for use as a lounge or dining area. The reception room is located towards the rear of the property and offers access to the garden through French doors. The garden is a private and low maintenance, ideal for relaxing or entertaining guests as well as for children to play.

The modern kitchen is fully equipped with all the necessary appliances, including a gas hob, electric oven, and dishwasher. There is also ample storage space and room for a dining table.



Upstairs, there are three bedrooms, two double and third one is single bedroom. The master bedroom features an en-suite bathroom, while the other two bedrooms share a family bathroom.

The property also benefits from a garage, providing additional storage space or secure parking for a vehicle. There is also parking available for one car on the driveway.

Located in the heart of Rugby, this property is ideally situated for those looking to enjoy all that the town has to offer. Rugby is a historic market town with a rich cultural heritage, offering a range of amenities and attractions.

The town also boasts a number of parks and green spaces, including Caldecott Park and Rugby Central Park, which are perfect for picnics and leisurely walks.

For those interested in history and culture, Rugby Art Gallery and Museum is a must-visit. The museum showcases the town's rich history, from its Roman origins to its role in the Industrial Revolution.

Rugby also offers a range of shopping and dining options, with a variety of independent and high street stores, as well as a selection of cafes, bars, and restaurants.

Overall, this stunning terrace property offers the perfect combination of modern living and traditional charm, in a fantastic location with plenty to see and do. Don't miss out on the opportunity to make this your new home. Gas Central Heating. Double Glazing. EPC Rating C. Council Tax Band C - Rugby DC Approx £2,017.44. 2024/25.

Available 27/09/2024

Letting information

Rent: £1,250.00

Deposit: £1,442.00

Council tax band C

Sorry No Cats/No Dogs.



Holding deposit: £ 287.00 = One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail references, fail a Right to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or any other Deadline for Agreement as mutually agreed in writing).

Viewings
Strictly by appointment only.

Agents' Disclaimer

Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations and Right to Rent checks, applicants will be asked to provide proof of ID and proof of address.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			91
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Distinct Property Consultants is the seller's agent for this property. We always obtain detailed information from the seller to ensure the information provided is as accurate as possible however Your legal representative is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate. Distinct Property Consultants have not tested any apparatus, equipment, fixtures, fittings, or services. It is the tenant (s)' interests to check their working condition. To comply with anti-money laundering regulations, buyers will be asked to provide proof of ID and proof of address as well as proof of funds. Distinct Property Consultants also offer Lettings and Property Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call us on the number shown above. We are an accredited by the UK leading professional body Propertymark ARLA and NAEA.

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