



15 Gabor Close

Waterside

- Modern End Terrace Property
- Three Bedrooms
- Entrance Hall & Guest WC
- Lounge
- Modern Kitchen/Diner with Sliding Doors to Garden
- First Floor Family Bathroom
- Enclosed Rear Garden
- Driveway for Off Road Parking

Description:

This end terraced property offers well-presented and spacious accommodation arranged over two floors and resides on a plot with a driveway for ample off-road parking to the front aspect, and an enclosed garden with patio and lawn to the rear.

The well-presented internal accommodation comprises in brief of an entrance hall, guest WC, lounge, and fitted kitchen/diner with sliding door to the garden on the ground floor. The first floor features a landing area, three bedrooms, and a family bathroom.

This well-presented property will make a superb home and further benefits from gas central heating and



double glazing.

Waterside is well-served by a wide range of local shops and amenities at Elliots Field and Junction One retail parks, well-regarded schooling and excellent transport links to include regular bus routes, easy access to the M1/M6 and M45 motorway networks and is only a short ten-minute walk from Rugby train station which operates mainline services to London Euston in just 48 minutes.

Room Dimensions:

Lounge 4.28m x 4.61m

Kitchen/Diner 4.61m x 2.62m

Bedroom One 2.55m x 3.60m

Bedroom Two 2.43m x 2.57m

Bedroom Three 1.97m x 2.43m

EPC Rating: D

Deposit Details

- 1 WEEK HOLDING DEPOSIT (£265.38)
- Deposit £1326.92

1 week holding deposit (£265.38) will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the first month's rent upon move in. Should the references fail, this amount is non-refundable.

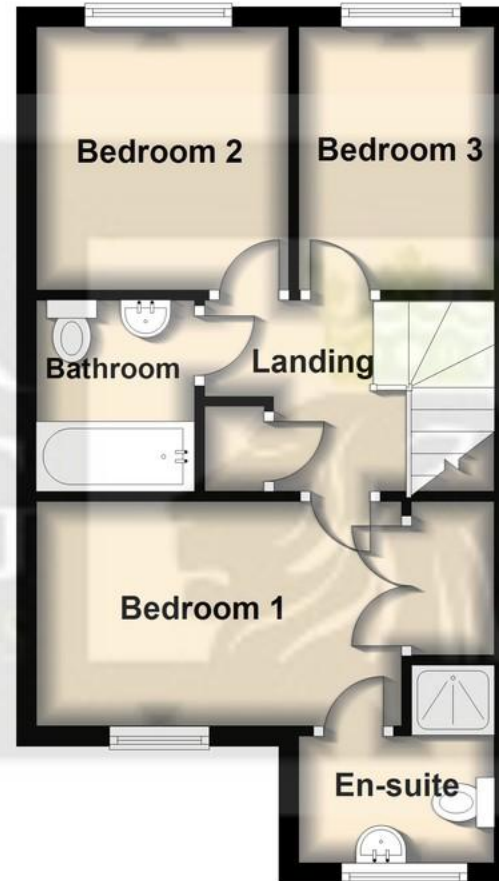




Ground Floor



First Floor



Dimension Approximate For Display Purposes Only Plan Created By The Energy Assessment Company
TheEnergyAssessmentCompany@Gmail.com www.facebook.com/TheEnergyAssessmentCompany
Plan produced using PlanUp.

Gabor Close, Rugby