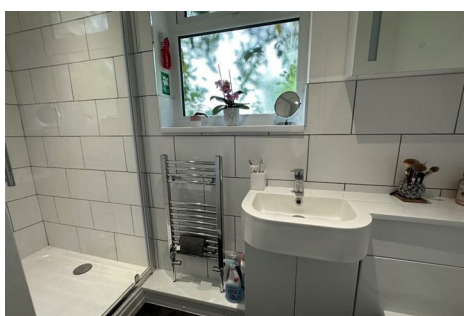


**145 Murray Road
Town Centre
RUGBY
CV21 3JR
£399,950**



- **SIX BEDROOM**
- **COMMUNAL LIVING ROOM**
- **DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **SIX BATHROOMS**
- **RE FITTED BREAKFAST KITCHEN**
- **GAS CENTRAL HEATING**
- **ENERGY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Horts Estate Agents are delighted to bring to market this town house that has been converted over recent years to be used as a HMO. Set over three floors this property has had extensive work done to include, new kitchen, replastered walls, rewired, new en-suites, fire alarm, smoke alarms, new boiler (full list of other works that have been done are available). The property also benefits from ground floor W.C, six bedrooms, 5 shower rooms and bathroom, double glazing, gas central heating and off road parking.

Hallway

W.C

Living Room

14'1" x 12'0" (4.31 x 3.68)

Bedroom

9'10" x 10'8" (3 x 3.26)

En-Suite

3'11" x 7'7" (1.2 x 2.33)

Kitchen

18'2" x 9'10" (5.54 x 3.02)

Reception

9'10" x 7'6" (3 x 2.3)

Shower Room

9'10" x 3'8" (3 x 1.13)

Landing

Bedroom

14'4" x 10'8" (4.38 x 3.26)

En-Suite

5'7" x 5'1" (1.71 x 1.57)

Bedroom

10'8" x 9'0" (3.26 x 2.76)

En-Suite

7'7" x 3'11" (2.33 x 1.2)

Bathroom

6'10" x 6'10" (2.1 x 2.1)

Bedroom

10'0" x 7'0" (3.07 x 2.15)

Bedroom

11'3" x 10'0" (3.44 x 3.06)

Landing

Bedroom

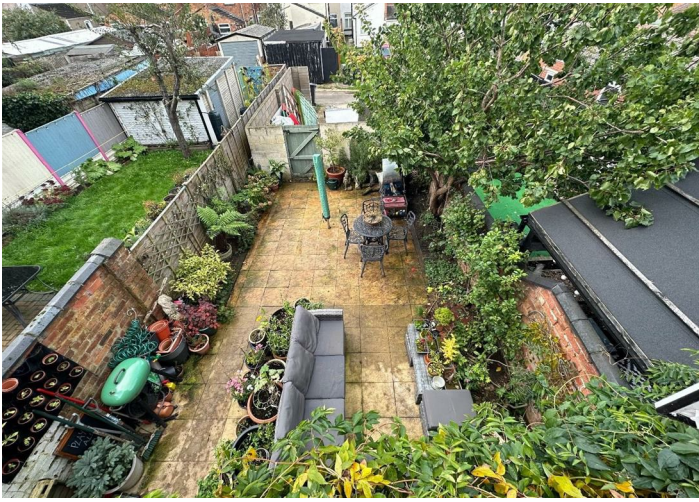
11'4" x 8'10" (3.47 x 2.71)

Reception Room

11'9" x 6'10" (3.6 x 2.1)

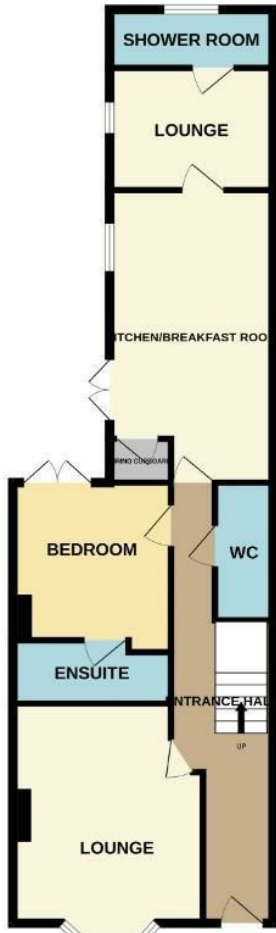
Shower Room

5'8" x 5'6" (1.75 x 1.68)





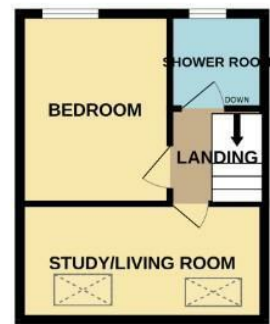
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.