52 Dale Street Town Centre RUGBY CV21 2LP

Guide Price £220,000











- THREE BEDROOM
- LOUNGE AND DINING ROOM
- FIRST FLOOR W.C.
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- TRADITIONAL TERRACE
- GROUND FLOOR BATHROOM
- FITTED KITCHEN
- RADIATOR CENTRAL HEATING
- ENERGY EFFICIENCY RATING D

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A three bedroom, traditional terrace home located in Rugby town centre. The property has just undergone a full redecoration. In brief the accommodation comprises; entrance hall, lounge, separate dining room, fitted kitchen, ground floor bathroom, three bedrooms and a first floor w.c. This property benefits from gas radiator central heating and double glazing throughout and a low maintenance enclosed rear garden. Conveniently situated being within walking distance of Rugby railway station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Covered entrance with obscure glazed composite door with obscure glazed window above.

Entrance Hallway

Minton tile floor. Electricity meter and consumer unit. Stairs rising to first floor. Coving to ceiling. Doors off to lounge and dining room.

Lounge

Double glazed bay window to the front. Dado rail. Double radiator.

Dining Room

Double glazed window to the rear. Dado rail. Laminate flooring. Radiator. Understairs storage cupboard. Timber door with glazed panels into:

Kitchen

Fitted with a range of base and eye level units with roll top work surface space incorporating a one and a quarter sink and drainer unit with mixer tap over. Space and plumbing for a washing machine. Built in oven and hob. Space for a fridge/freezer. Radiator. Combi boiler. Doo to:

Ground Floor Bathroom

Panelled bath with electric shower over. Tiled splash backs. Low flush w.c. Pedestal wash hand basin. Double radiator. Tiled floor. Obscure double glazed window to side and rear.

First Floor Landing

Access to loft space. Storage cupboard. Doors off to bedrooms and w.c.

Bedroom One

Double glazed bay window to the front. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator. Original fireplace.

Bedroom Three

Double glazed window to the rear. Radiator.

W.C.

Low level w.c. Wash hand basin.

Externally Front

Small foregarden.

Rear Garden

Paved rear garden with timber fencing to boundaries.

Agents Note

Local Authority: Rugby Council Tax Band: A

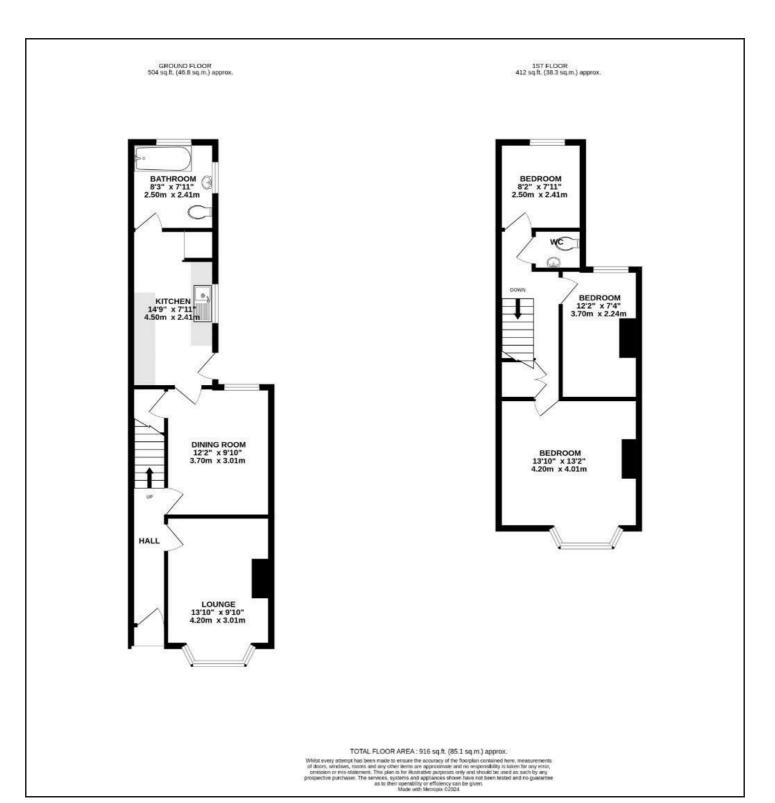
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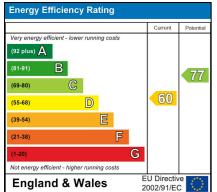


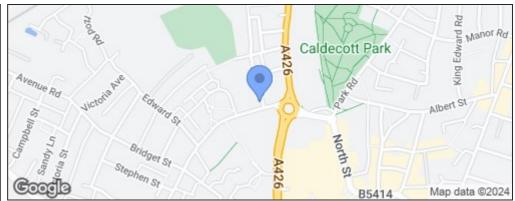












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