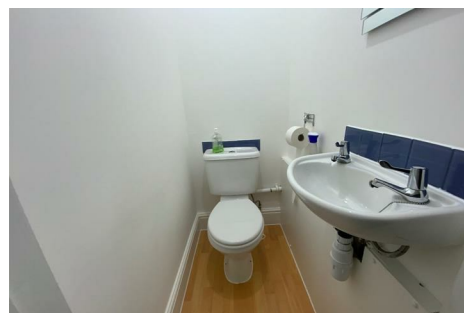


**52 Dale Street  
Town Centre  
RUGBY  
CV21 2LP**

**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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**PERSONAL • PROFESSIONAL • PROACTIVE**

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. Door 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  
Energy Efficiency Rating: D







