

**180 Oxford Street
Town Centre
RUGBY
CV21 3LY
£255,000**



- **THREE BEDROOMS**
- **LOUNGE**
- **STUDY/UTILITY ROOM**
- **FIRST FLOOR SHOWER ROOM**
- **NO ONWARD CHAIN**

- **FULLY REFURBISHED MID TERRACE**
- **KITCHEN/DINING ROOM**
- **GROUND FLOOR ENSUITE SHOWER ROOM**
- **CLOSE TO RAILWAY STATION**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom traditional terraced home which has been fully refurbished to include new kitchen, bathrooms, new boiler, replacement windows and has been rewired. In brief the accommodation comprises; entrance hall, lounge, kitchen/dining room, study/bedroom four, with ensuite ground floor shower room, three bedrooms and a first floor shower room. Externally there is an enclosed rear garden which is mainly laid to lawn. The property also benefits from upvc double glazing and gas radiator central heating. 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. The property is offered with NO ONWARD CHAIN.

Accommodation Comprises

Entry via composite entrance door with decorative glazing into:

Entrance Hallway

Stairs rising to first floor. Doors off to lounge and kitchen/dining room.

Lounge

13'9" x 11'1" (4.20m x 3.40m)

Bay window to front aspect. Radiator.

Kitchen / Dining Room

Newly Fitted.

Dining Area

14'0" x 12'0" (4.28m x 3.68m)

Window to rear aspect. Under stairs storage cupboard. Radiator.

Kitchen Area

14'9" x 7'5" (4.50m x 2.28m)

Fitted with a range of base and wall mounted units with work surface space incorporating a stainless steel sink and drainer with mixer tap over. Gas hob with extractor over. Built in eye level microwave and electric oven. Washing machine. Space for a fridge/freezer. Two windows to side aspect. Upvc door leading to rear garden. Door to:

Study / Utility Room

7'4" x 6'1" (2.24m x 1.86m)

Window to side. Radiator. Sliding door to:

Ensuite Shower Room

Refitted with a suite to comprise; shower cubicle with rain fall shower, pedestal wash hand basin and low level w.c. Wall mounted cabinet. Extractor.

First Floor Landing

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

14'1" x 12'1" (4.30m x 3.70m)

Two windows to front. Radiator.

Bedroom Two

11'11" x 10'3" (3.64m x 3.14m)

Window to rear. Radiator.

Bedroom Three

9'3" x 7'5" (2.82m x 2.28m)

Window to rear. Radiator.

Shower Room

Newly fitted with a suite to comprise; shower cubicle with mixer shower, vanity unit with inset wash hand basin, and low level w.c. Heated towel rail. Window to side elevation.

Front Garden

Paved courtyard style garden with walls to the boundary.

Rear Garden

Patio area. Mainly laid to lawn. Brick wall and fencing to boundaries.

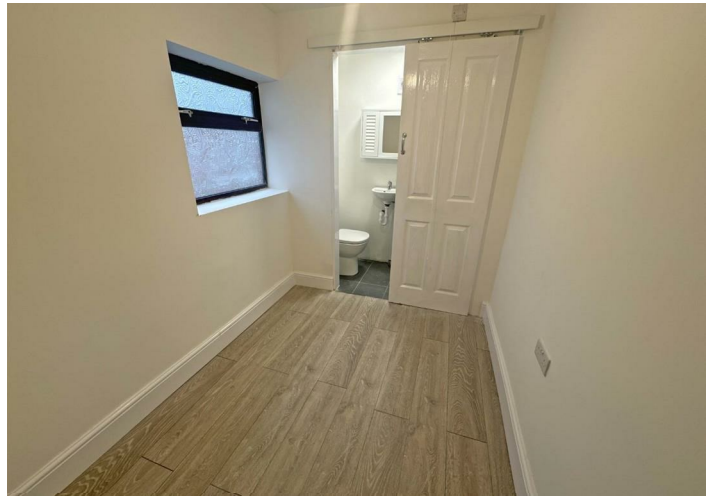
Agents Note

Local Authority: Rugby

Council Tax Band: B

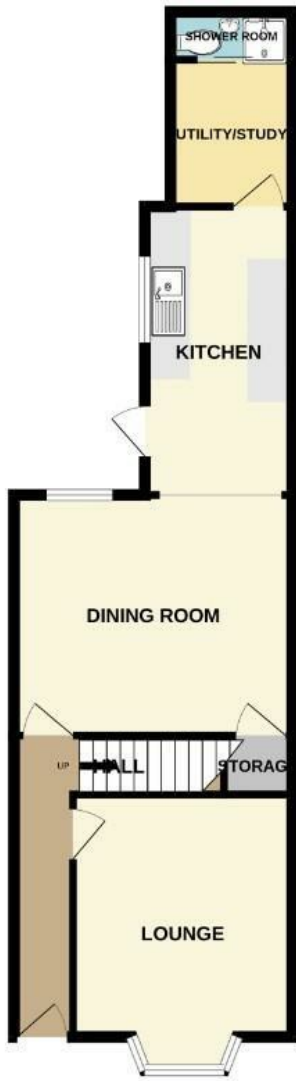
Energy Efficiency Rating: D







GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



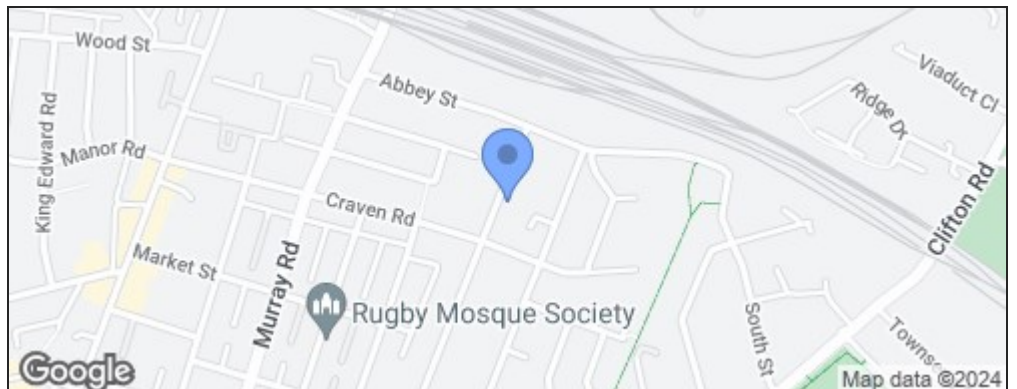
1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 sq.m.) approx.

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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.