

**The Rise Rugby Road  
Brandon  
RUGBY  
CV8 3HU  
£1,200 Per Month**



- **THREE BEDROOM**
- **LOUNGE / DINING ROOM**
- **AVAILABLE MID JUNE**
- **GARAGE AND PARKING**

- **MID TERRACE HOME**
- **UNFURNISHED**
- **REFITTED KITCHEN**
- **ENERGY EFFICIENCY RATING C**

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**\*\*AVAILABLE MID JUNE\*\*** A spacious three bedroom mid terrace property that benefits from upvc double glazing, gas radiator central heating, lounge/dining room, refitted kitchen with built in appliances, three first floor bedrooms, and a bathroom with four piece suite. Externally there is an enclosed rear garden, off road parking, and a garage. **\*\*UNFURNISHED\*\*** Sorry, No Pets.

### **Accommodation Comprises**

Entry via upvc front entrance door with leaded light stained glass inserts into.

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Understairs storage cupboard. Inset spotlights. Doors to:

#### **Lounge / Dining Room**

24'7" x 13'1" max (7.50m x 4.00m max)

Window to front aspect. Living flame effect gas fire with attractive surround. Two radiators. Sliding patio doors to rear garden.

#### **Kitchen**

11'7" x 7'7" (3.54m x 2.32)

Refitted with a range of base and eye level units with work surface space incorporating a bowl and a half acrylic sink unit with mixer tap over. Built in double oven, gas hob and extractor fan. Fitted dishwasher. Cupboard housing central heating boiler. Tiling to all splash areas. Inset spotlights. Space and plumbing for a washing machine. Space for a fridge. Partly glazed upvc door to rear garden.

#### **First Floor Landing**

Access to loft space. Inset spotlights. Doors to:

#### **Bedroom One**

11'11" x 10'1" (3.65m x 3.08m )

Window to front aspect. Built in wardrobes to one wall. Radiator.

#### **Bedroom Two**

12'2" x 12'2" (3.73m x 3.71m)

Window overlooking rear garden. Radiator.

#### **Bedroom Three**

8'0" x 7'6" (2.45m x 2.30m )

Window to front aspect. Built in wardrobe. Fitted bed with matching chest of drawers. Radiator.

#### **Bathroom**

Four piece suite to comprise; panelled bath with mixer shower over, wash hand basin with vanity unit, low level w.c. with concealed cistern, and a separate shower cubicle with mixer shower. Tiled walls. Tiled floor. Frosted windows to rear elevation. Chrome towel radiator.

#### **Front Garden**

Laid to lawn with pathway to entrance.

#### **Rear Garden**

Paved patio area. Lawn area with steps rising to off road parking area and garage.

#### **Garage**

9'7" x 13'5" (2.94m x 4.11m)

(Restricted size) TWin wooden doors with power and light connected.

#### **Agents Note**

Deposit: £1384.61

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: C





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	<b>73</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.