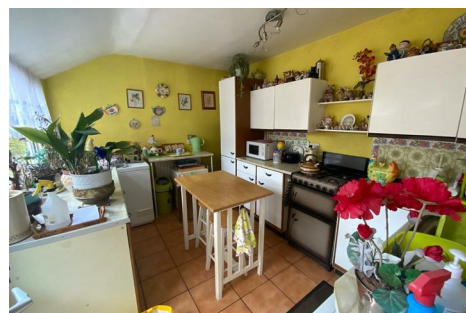


**20 Sycamore Grove
Town Centre
RUGBY
CV21 2QY**

Guide Price £239,000



- **THREE BEDROOM**
- **THREE RECEPTION ROOMS**
- **UPVC DOUBLE GLAZING**
- **CLOSE TO AMENITIES**

- **TRADITIONAL TERRACE**
- **FIRST FLOOR BATHROOM**
- **GAS RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A traditional three bedroom mid terrace town house located close to amenities. In brief the accommodation comprises; entrance hall, lounge, dining room, breakfast room and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally there is an enclosed rear garden, and a garage with potential for off road parking. This property also benefits from upvc double glazing and gas fired radiator heating.

Conveniently situated being within walking distance of Rugby railway station (where regular connections are provided to London Euston, Birmingham and Crewe). Close to Caldecott Park and within easy walking distance to shops, restaurants, public houses, Rugby theatre, Rugby library, and Rugby School.

Accommodation Comprises

Entry via covered entrance with obscure double glazed door into:

Entrance Hall

Stairs rising to first floor. Radiator. Fuse box. Electric meter. Doors off to lounge and dining room.

Lounge

Double glazed bay window to front. Original fireplace. Radiator.

Dining Room

Double glazed window to rear. Fireplace with living flame gas fire. Radiator. Understairs storage cupboard. Door to:

Breakfast Room

Double glazed window to side. Radiator. Door to:

Kitchen

Roll edge work surface with inset sink and mixer tap over. Base and eye level units. Space for a cooker. Space for a fridge and freezer. Space and plumbing for a washing machine. Combi boiler. Radiator. Tiled floor. Double glazed windows to side. Obscure glazed door to side.

First Floor Landing

Timber balustrade. Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One

Double glazed window to front. Radiator.

Bedroom Two

Double glazed window to rear. Radiator. Built in cupboard.

Bedroom Three

Double glazed window to rear. Radiator. Built in cupboard.

Bathroom

With suite to comprise; panelled bath with shower attachment, pedestal wash hand basin and low flush w.c. Part tiled walls. Radiator.

Front Garden

Pathway and steps to entrance. Dwarf brick wall to boundaries.

Rear Garden

Planted with a variety of shrubs and plants. Shed. Rear vehicular access. Enclosed by timber fencing.

Garage

Of brick contruction with Potential for off road parking.

Agents Note

Local Authority: Rugby

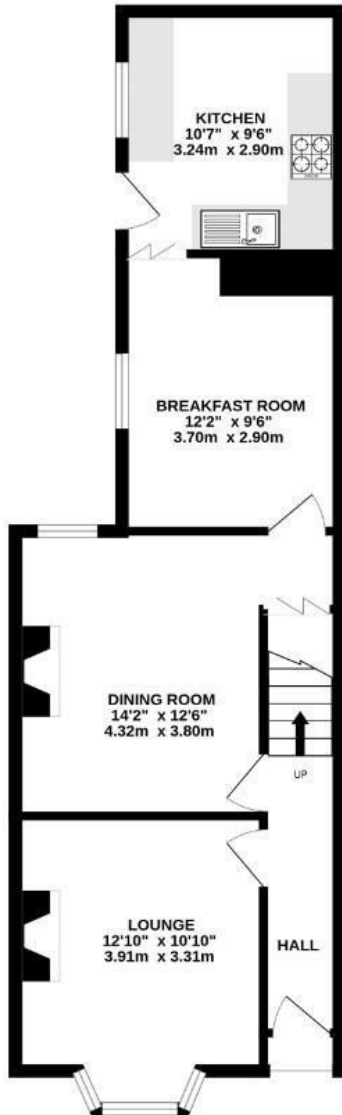
Council Tax Band: B

Energy Efficiency Rating: D





GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.




1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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		75
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.