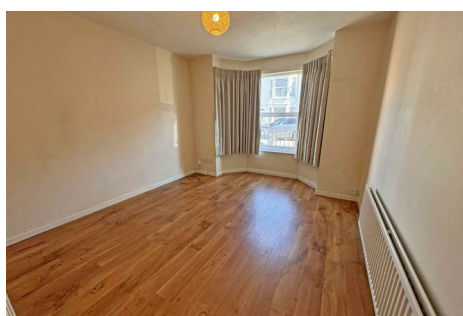
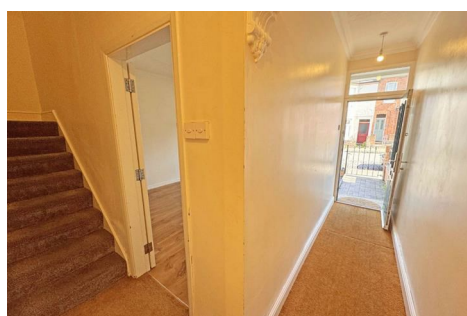


**109 Grosvenor Road  
Town Centre  
RUGBY  
CV21 3LE  
£1,400 PCM**



- **THREE / FOUR BEDROOM**
- **UNFURNISHED**
- **THREE BATHROOMS**
- **KITCHEN AND UTILITY ROOM**
- **CLOSE TO AMENITIES**

- **TRADITIONAL VICTORIAN TERRACE**
- **AVAILABLE LATE SEPTEMBER**
- **TWO / THREE RECEPTION ROOMS**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE END SEPTEMBER\*\*** A large three/four bedroom victorian terrace located in Rugby town centre. In brief, the accommodation comprises; entrance hall, lounge, dining room/ground floor bedroom, breakfast room, kitchen, utility area, ground floor shower room, three first floor bedrooms, and a further shower room plus a bathroom. Externally there is an enclosed rear garden. **\*\*UNFURNISHED\*\*** Sorry, No Pets.

The property is conveniently situated being within walking distance of Rugby railway station which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively making this location ideal for commuters. Close by, in the town centre, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott park and Rugby School.

### **Accommodation Comprises**

Entry via partly glazed composite door into:

#### **Entrance Hall**

Tiled floor. Dogleg staircase rising to first floor landing. Radiator. Thermostat control for central heating. Doors off to:

#### **Lounge**

14'0" x 12'0" (4.29m x 3.67m)

Bay window to front aspect. Wood laminate floor covering.

#### **Dining Room / Bedroom Four**

15'0" x 12'2" (4.59m x 3.72m)

Window to rear aspect. Wood laminate floor covering. Victorian style fireplace. Understairs storage cupboard.

#### **Breakfast Room**

Window to side aspect. Tiled floor. Radiator. Cupboard housing central heating boiler. Further storage cupboard into chimney breast. Door to:

#### **Kitchen**

10'4" x 10'4" (3.16m x 3.16m)

Refitted with a range of base and eye level units. Roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in three ring hob, oven and extractor fan. Space for a fridge/freezer. Two windows to side aspect. Partly glazed upvc door to rear garden. Walkway through to:

#### **Utility Area**

Space and plumbing for a washing machine and tumble dryer. Wood laminate floor covering. Door to:

#### **Ground Floor Shower Room**

With suite to comprise; shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Tiling to all splash areas. Extractor fan. Radiator. Frosted window to side elevation. Frosted window to rear elevation.

#### **First Floor Landing**

Radiator. Doors to:

#### **Bedroom One**

15'6" x 14'7" (4.73m x 4.46m)

Bay window to front aspect. Two radiators.

**Bedroom Two**

12'2" x 11'8" (3.71m x 3.58m)

Window to rear. Radiator.

**Bedroom Three**

10'4" x 10'5" (3.15m x 3.19m)

Window to rear. Radiator.

**Bathroom**

With suite to comprise; panelled bath with electric shower and screen, pedestal wash hand basin and low level w.c. Tiling to splash areas. Chrome radiator. Frosted window to side elevation.

**Shower Room**

hower cubicle with electric shower, pedestal wash hand basin and low level w.c. Vinyl floor covering. Tiling to splash areas. Extractor fan. Window to side elevation.

**Front Garden**

Courtyard style garden laid to slate chippings with pathway to entrance. Wrought iron fencework and gate.

**Rear Garden**

Hard landscaped with raised flower borders and a cherry tree. Rear pedestrian access. External lighting.

**Agents Note**

Deposit: £1615.38

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	69	85
<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 firm's employment has the authority to make or give any representation or warranty in respect of the property.