

**28 Blyth Close  
Cawston  
RUGBY  
CV22 7GY  
£1,500**



- **THREE / FOUR BEDROOM**
- **AVAILABLE END SEPTEMBER**
- **STUDY / BEDROOM FOUR**
- **GROUND FLOOR SHOWER ROOM**
- **OPEN PLAN KITCHEN/LOUNGE/DINER**
- **THREE STOREY HOME**
- **UNFURNISHED**
- **GARAGE & PARKING**
- **SECOND FLOOR ENSUITE AND FAMILY BATHROOM**
- **ENERGY EFFICIENCY RATING C**

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**\*\*AVAILABLE END SEPTEMBER\*\*** A three/four bedroom family home with accommodation set over three floors. The property has recently undergone a refurbishment programme including new flooring and redecoration throughout. In brief, the accommodation comprises; utility, bedroom/study and shower room to the ground floor, to the first floor there is an open plan, kitchen/lounge/dining room and to the first floor there are three bedrooms, and ensuite shower room and a family bathroom. Externally there are front and rear gardens, an integral single garage and off road parking for two vehicles. The property is conveniently located for a range of local shops and amenities, Cawston Grange Primary School and Rugby's outstanding independent preparatory school. There are countryside walks close by and easy access to Rugby relief road which is ideal for commuters requiring the town centre or M6. Rugby Railway Station is a ten minute drive and operates mainline services to London Euston and Birmingham New Street.**\*\*UNFURNISHED\*\*** Sorry, No Pets.

### **Accommodation Comprises**

Entry via partly glazed hardwood door into:

#### **Entrance Hall**

Wood laminate floor covering. Radiator. Inset spotlights. Understairs storage cupboard. Dog leg stairs rising to first floor landing. Doors to:

#### **Downstairs Shower Room**

With suite to comprise; low level w.c. with concealed cistern, pedestal wash hand basin and shower cubicle with mixer shower. Towel radiator. Tiling to splash areas. Extractor fan. Frosted window to front elevation.

#### **Study / Bedroom Four**

8'3" x 9'10" (2.54m x 3.02m)

Twin upvc doors opening to rear garden. Radiator. Wood laminate floor covering.

#### **Utility Room**

4'9" x 7'10" (1.46m x 2.41m)

Space and plumbing for a washing machine. Roll top work surface space. Space for a tumble dryer. Wall mounted boiler. Eye level cupboard. Tiling to splash areas. Extractor fan. Window to rear aspect. Partly glazed upvc door to rear. Service door to garage.

#### **First Floor Landing**

Stairs rising to second floor landing. Thermostat control for central heating. Radiator. Door to

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

16'9" x 16'4" max (5.12m x 5.00m max)

A 'U' shaped room.

#### **Kitchen Area**

Fitted with a comprehensive range of base and eye level units. Roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Gas hob with stainless steel extractor canopy over. Built in double oven. Built in microwave. Built in fridge/freezer. Built in dishwasher. Radiator. Wood laminate floor covering. Inset spotlights. Tiling to splash areas. Two windows overlooking rear garden.

#### **Dining Area**

Wood laminate floor covering. Radiator.

### **Lounge Area**

Window to front aspect. Twin upvc double glazed doors with Juliet balcony. Wood laminate floor covering. Radiator.

### **Second Floor Landing**

Storage cupboard. Access to loft space. Doors off to bedrooms.

### **Bedroom One**

14'9" x 10'6" max (4.50m x 3.21m max)

Two windows to front aspect. Built in wardrobe. Door to ensuite.

### **Ensuite Shower Room**

With suite to comprise; low level w.c. with concealed cistern, shower cubicle with mixer shower and pedestal wash hand basin. Tiling to splash areas. Electric shaver point. Inset spotlights. Extractor fan. Window to front elevation.

### **Bedroom Two**

8'7" x 10'0" max (2.62m x 3.07m max)

Window to rear. Built in double wardrobe. Radiator.

### **Bedroom Three**

7'11" x 7'11" (2.43m x 2.42m)

Window to rear. Radiator.

### **Family Bathroom**

With suite to comprise; bath with mixer shower over, wall mounted wash hand basin and low level w.c. with concealed cistern. Tiling to splash areas. Towel radiator. Electric shaver point. Extractor fan.

### **Front Garden**

Driveway leading to garage. Area laid to pebbles. Pathway to entrance. Flower and shrub borders.

### **Integral Garage**

With up and over style door. Light and power connected.

### **Rear Garden**

Large decking area. Area laid to lawn. Flower and shrub borders. External lighting. External power point. Rear pedestrian access. Enclosed by timber panel fencing.

### **Agents Note**

Deposit: £1730.76

Length Of Tenancy: 6 Months


Local Authority: Rugby

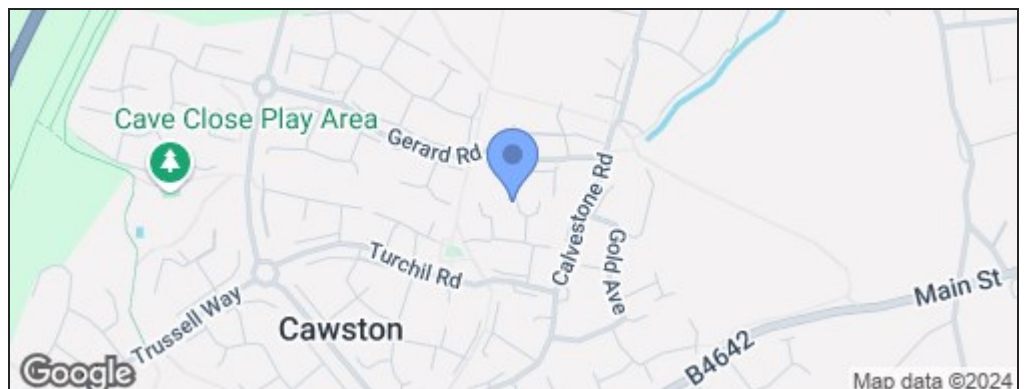
Council Tax Band: E

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		
	77	87
<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.