

**26 Graham Road
Town Centre
RUGBY
CV21 3LD**

Offers Over £170,000



- **THREE BEDROOMS**
- **UPSTAIRS BATHROOM**
- **IDEAL FIRST TIME PURCHASE**
- **GAS CENTRAL HEATING**

- **DOWNSTAIRS W.C.**
- **CLOSE TO TOWN AND STATION**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING D**

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A three bedroom mid terrace home located close to amenities. In brief the accommodation comprises; entrance hall, dining room, lounge, kitchen, ground floor bedroom and ground floor w.c. To the first floor there are two bedrooms and a bathroom. This property additionally benefits from upvc double glazing and gas radiator central heating. Externally there is an enclosed rear garden.

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 glazed entrance door into:

Entrance Hall

Radiator. Understairs storage cupboard. Doors off to lounge and dining room.

Dining Room

8'6" x 13'9" into bay (2.6m x 4.2m into bay)

Bay window to front aspect. Feature fireplace with gas fire.

Lounge

11'9" x 11'9" (3.6m x 3.6m)

Window to rear. Radiator. Door to stairs rising to first floor. Door to:

Kitchen

15'1" x 6'6" (4.6m x 2.0m)

Fitted with a range of base and wall mounted units. Worktops incorporating a sink and drainer unit. Gas cooker. Space and plumbing for a washing machine. Space for a fridge/freezer. Window to side. Door to side. Door to:

Bedroom Three

12'1" x 7'2" (3.7m x 2.2m)

Window to rear. Radiator. Door to:

Ground Floor W.C.

With pedestal wash hand basin and low level w.c. Wall mounted boiler. Window to side.

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

11'9" x 11'5" (3.6m x 3.5m)

Window to front. Feature fireplace. Two built in wardrobes. Radiator.

Bedroom Two

11'9" x 9'2" (3.6m x 2.8m)

Window to rear. Feature fireplace. Radiator. Access to loft space. Door to stairs.

Bathroom

11'5" x 6'6" (3.5m x 2.0m)

With suite to comprise; corner bath with electric shower over, pedestal wash hand basin and low level w.c. Radiator. Window to rear.

Front Garden

Brick wall to boundaires. Gate and pathway to entrance.

Rear Garden

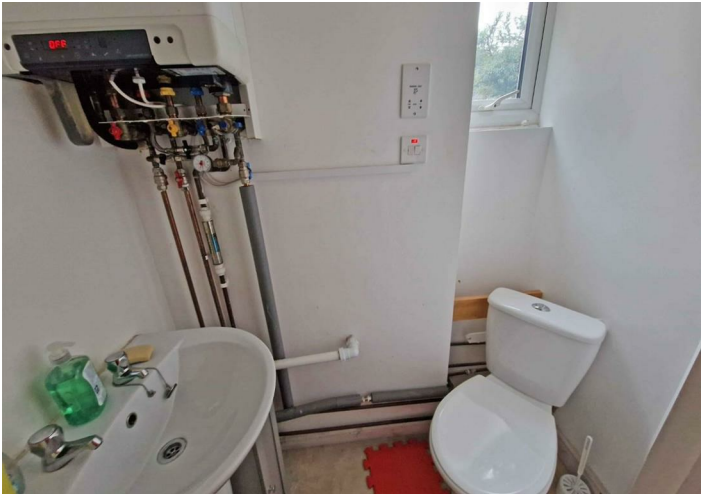
Pathway leading to raised garden area.

Agents Note

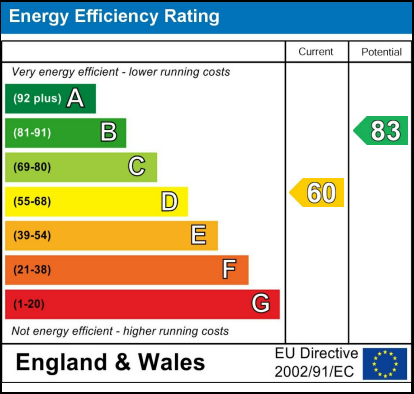
Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: D







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.