

**4 Spellow Close
Coton Meadows
RUGBY
CV23 0GT**

£850 PCM



- TWO BEDROOM
- AVAILABLE NOW
- TWO STOREY ACCOMMODATION
- GAS CENTRAL HEATING
- OPEN PLAN LOUNGE / DINING ROOM

- COACH HOUSE APARTMENT
- UNFURNISHED
- DOUBLE GLAZING
- GARAGE AND PARKING
- ENERGY EFFICIENCY RATING C

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



PERSONAL • PROFESSIONAL • PROACTIVE

*****AVAILABLE NOW***** A modern two bedroom property situated on the popular Coton Meadows estate in Rugby. In brief the accommodation comprises; open plan living area with fully fitted kitchen, cloakroom, second floor landing with two double bedrooms, and a family bathroom with shower. The property further benefits from a single garage and off road parking area. *****UNFURNISHED***** Sorry No Pets.

Accommodation Comprises

Entry via part glazed hardwood entrance door into:

Entrance Hallway

Stairs rising to first floor. Radiator.

First Floor Landing

Stairs rising to second floor. Cupboard with shelving and a washing machine. Doors off to cloakroom and open plan lounge/kitchen.

Lounge / Kitchen

13'1" x 16'4" (4.01m x 5.00m)

Lounge Area

Upvc double glazed doors with Juliet balcony. Radiator. Television connection point.

Kitchen Area

Fitted with a range of base and eye level units. Work surface space with stainless steel sink and drainer. Built in electric oven and gas hob with extractor over. Tiled splash backs. Fridge/freezer.

Second Floor Landing

Window to rear. Access to loft space. Radiator. Airing cupboard. Doors off to bedrooms and bathroom.

Bedroom One

11'5" x 8'11" (3.48m x 2.72m)

Window to front. Radiator. Built in wardrobes.

Bedroom Two

13'3" x 7'4" (4.04m x 2.24m)

Window to rear. Radiator.

Bathroom

With suite to comprise; bath with mixer shower and shower screen, wash hand basin and low level w.c. Tiling to splash areas. Skylight window.

Externally

Off road parking area. Outside Storage cupboard.

Garage

Single garage.

Cloakroom / W.C.

With wash hand basin and low level w.c. Radiator. Window to side.

Agents Note

Deposit: £980.76

Length Of Tenancy: 6 Months

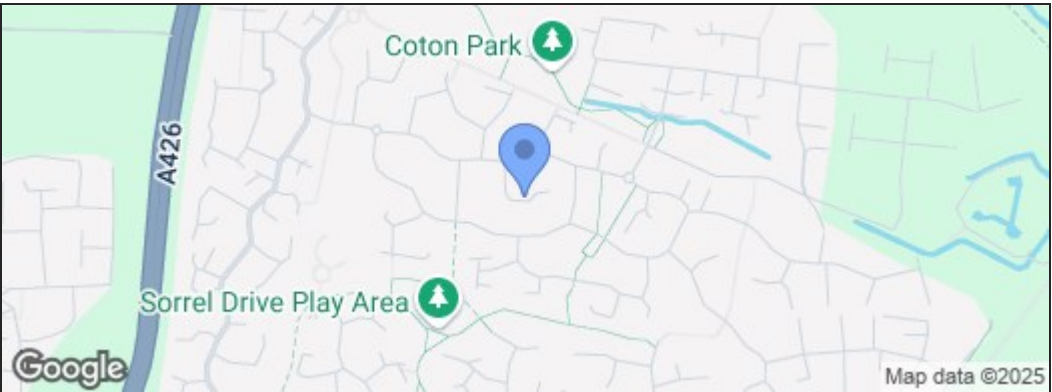
Local Authority: Rugby

Council Tax Band: C

Energy Efficiency Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(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.