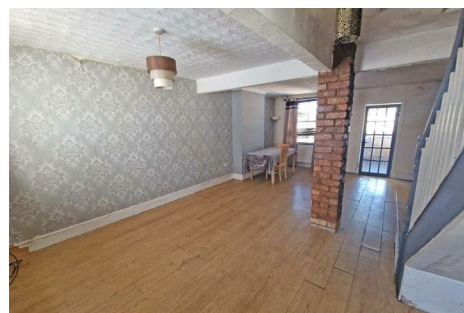


**14 Dale Street
Town Centre
RUGBY
CV21 2LP**

Guide Price £160,000



- **THREE BEDROOMS**
- **FITTED KITCHEN**
- **GAS RADIATOR HEATING**
- **LOUNGE / DINING ROOM**
- **NO ONWARD CHAIN**

- **IN NEED OF RENOVATION**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO AMENITIES**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace property in need of renovation/cosmetic improvement with accommodation set over three floors, located in Rugby town centre. In brief the accommodation comprises; entrance hall, lounge/dining room, fitted kitchen, two first floor bedrooms, a family bathroom and a second floor bedroom. Externally there is an enclosed rear garden. The property additionally benefits from gas radiator central heating. NO ONWARD CHAIN.

Rugby is ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes walk and offers a regular high speed rail link to London Euston and Birmingham. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Along with the amenities in the centre of Rugby, there are retail parks close by with a cinema, restaurants, gymnasium/health club and a good range of retail outlets.

Accommodation Comprises

Entry via part glazed timber front entrance door into:

Lounge / Dining Room

23'4" x 14'4" (7.13 x 4.38)

Two windows to front aspect. Window to rear aspect. Two radiators. Stairs rising to first floor. Timber door into:

Kitchen

11'9" x 7'10" (3.59 x 2.4)

Fitted with a range of base and eye level units. Roll top work surface space incorporating a stainless steel sink and drainer with mixer tap over. Part tiled walls. Space for a freestanding electric cooker. Space for an upright fridge/freezer. Space and plumbing for a washing machine and dryer. Radiator. Windows to rear and side aspects. Opaque part glazed upvc door to side.

First Floor Landing

Window to front. Radiator. Stairs rising to second floor. Understairs storage cupboard. Doors off to two bedrooms and the bathroom.

Bedroom Two

11'5" x 8'6" (3.5 x 2.6)

Window to front aspect. Radiator.

Bedroom Three

11'7" x 7'1" (3.54 x 2.17)

Window to rear rear aspect. Radiator.

Bathroom

With suite to comprise; panelled bath with telephone shower attachment and electric shower, pedestal wash hand basin, and low level w.c. Part tiled walls. Radiator. Cupboard. Opaque window to rear elevation.

Second Floor Bedroom

9'10" x 10'10" (3.02 x 3.32)

Window to rear aspect. Eaves storage cupboard. Further storage cupboard. Radiator.

Rear Garden

Enclosed by timber panel fencing. Paved patio area. Decking area. Gated pedestrian access.

Agents Note

Local Authority: Rugby

Council Tax Band: B

Energy Efficiency Rating: D

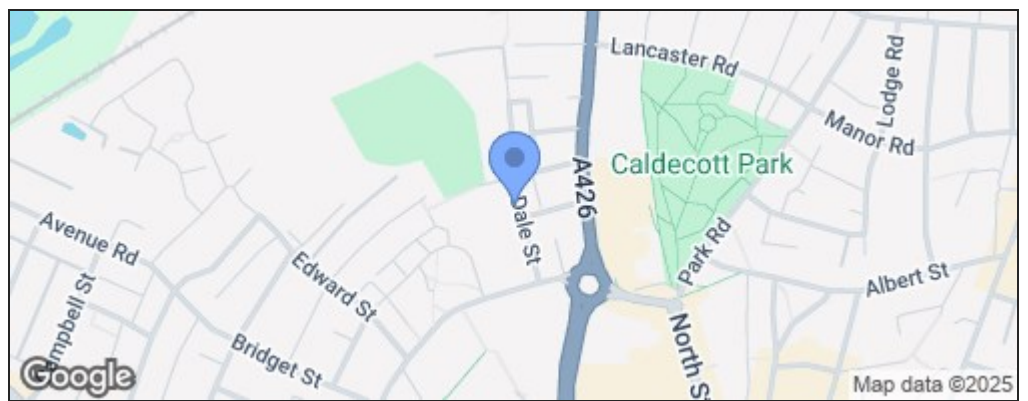






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		84
(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.