

**54 Sandown Road
Town Centre
RUGBY
CV21 3LG
£850 PCM**



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **CLOSE TO RAILWAY STATION**
- **FIRST FLOOR BATHROOM**
- **REAR GARDEN**

- **TRADITIONAL MID TERRACE**
- **UNFURNISHED**
- **LOUNGE AND DINING ROOM**
- **DOUBLE GLAZING AND CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE NOW**** This two bedroom mid terrace property has recently undergone a new decoration and carpeting programme. In brief the accommodation comprises; lounge, separate dining room, kitchen, a first floor bathroom and two double bedrooms. Externally there is an enclosed rear courtyard garden. This property additionally benefits from upvc double glazing and gas radiator central heating. ****UNFURNISHED**** Sorry, no pets.

The property is conveniently situated being within walking distance of Rugby railway station which operates direct mainline services to London Euston and Birmingham New Street making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via partly glazed upvc door into:

Lounge

12'2" x 10'9" into bay (3.73m x 3.29 into bay)

Bay window to front aspect. Feature fireplace surround. Picture rail. Stripped wooden flooring. Radiator. Door to dining room.

Dining Room

10'9" x 12'0" (3.30m x 3.66m)

Window to rear aspect. Living flame gas fire with attractive surround. Door with stairs rising to first floor. Understairs storage cupboard. Picture rail. Walkway through to:

Kitchen

10'7" x 5'4" (3.23m x 1.65m)

Fitted with a range of base and eye level units. Stainless steel sink unit. Floor mounted central heating boiler. Freestanding electric cooker. Space for a fridge/freezer. Tiling to splash areas. Window to side aspect. Partly glazed upvc door to side aspect.

First Floor Landing

Access to loft. Doors off to:

Bedroom One

12'5" x 10'2" (3.80m x 3.12m)

Window to front aspect. Hanging space. Radiator. Feature cast iron fireplace.

Bedroom Two

11'11" x 9'7" (3.65m x 2.94m)

Window to rear. Hanging space. Radiator. Feature cast iron fireplace.

Bathroom

With three piece white suite to comprise; panelled bath with mixer shower over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Radiator. Cupboard housing hot water cylinder. Frosted window to rear elevation.

Front Garden

Courtyard style with pathway to entrance.

Rear Garden

Paved patio area. Flower and shrub borders. High level brick retaining wall. Outhouse housing washing machine. Further outhouse for storage.

Agents Note

Deposit: £980.76

Length Of Tenancy: 6 Months

Local Authority: Rugby

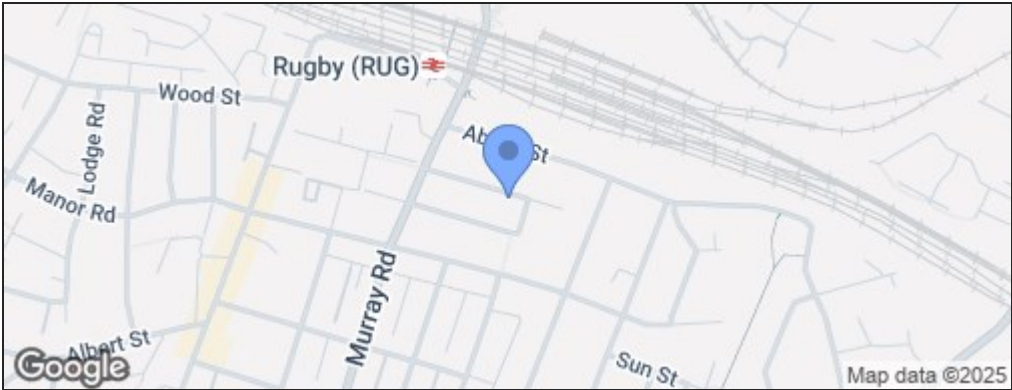
Council Tax Band:

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	86
(81-91) B		
(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.