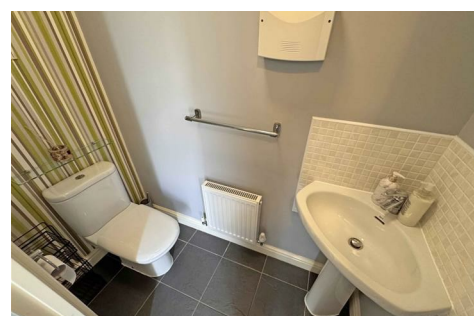
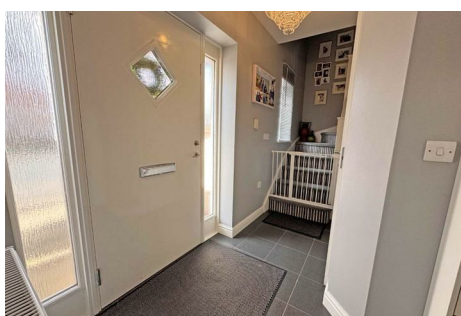


**40 Drummond Road
Cawston
RUGBY
CV22 7TN
£1,500 PCM**



- **THREE BEDROOM**
- **AVAILABLE EARLY JUNE**
- **KITCHEN WITH APPLIANCES**
- **DOWNSTAIRS CLOAKROOM**
- **OFF ROAD PARKING AND GARAGE**

- **THREE STOREY END MEWS**
- **UNFURNISHED**
- **BATHROOM AND ENSUITE**
- **DOUBLE GLAZING AND RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE EARLY JUNE**** A well maintained three bed end of mews property with accommodation set over three floors. In brief the accommodation comprises; entrance hall, cloakroom, lounge, dining/family room, and kitchen/breakfast room with built in appliances to the ground floor. To the first floor there are two bedrooms and a bathroom. To the second floor there is a master bedroom and four piece ensuite bathroom. This property additionally benefits from upvc double glazing, gas radiator central heating, off road parking, a single garage and an enclosed rear garden. ****UNFURNISHED**** Sorry, No Pets.

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.

Accommodation Comprises

Entry via entrance door into:

Entrance Hall

With tiled floor. Radiator. Window to front aspect. Dog log staircase rising to first floor landing. Doors to:

Downstairs Cloakroom

To comprise low level w.c. and pedestal wash hand basin. Tiling to splash areas. Tiled floor. Radiator. Extractor fan.

Lounge

14'5" x 10'5" (4.41m x 3.20m)

Wood laminate floor covering. Radiator. Archway through to:

Dining / Family Room

13'0" x 8'9" (3.97m x 2.67m)

Wood laminate floor covering. Windows to rear and side aspect. Twin, fully glazed doors to rear garden. Radiator.

Kitchen / Breakfast Room

17'6" x 9'5" (5.34m x 2.89m)

Fitted with a range of base and eye level units. Work top work surface space incorporating a one and a half bowl stainless steel sink and drainer unit. Tiling to splash areas. Built in appliances to include; double oven, gas hob and extractor fan, built in dishwasher, built in washing machine and a fitted fridge / freezer. Inset spotlights. Tiled floor. Radiator. Cupboard housing central heating boiler. Window to front aspect. Twin fully glazed doors leading to rear garden.

First Floor Landing

Stairs rising to second floor landing. window to front aspect. Storage cupboard. Further cupboard housing hot water cylinder. Doors to:

Bedroom Two

16'11" x 8'5" (5.17m x 2.58m)

Two windows to rear aspect. Built in wardrobe. Wood laminate floor covering. Radiator.

Bedroom Three

14'5" x 8'5" max (4.41m x 2.58m max)

Two windows to front aspect. Radiator. Built in cupboard.

Bathroom

With three piece suite to comprise; low level w.c. wall mounted wash hand basin, and a panelled bath with shower and shower screen. Vinyl floor covering. Towel radiator. Inset spotlights. Extractor fan. Frosted window to rear elevation.

Second Floor Landing

Velux window. Door to:

Master Bedroom

17'0" x 16'11" max (5.19m x 5.16m max)

(Restricted height) Two velux windows. Further windows to front and rear aspect. Two radiators. Inset spotlights. Storage cupboard. Door to:

Ensuite

With four piece suite to comprise; wash hand basin with vanity unit, low level w.c. with concealed cistern, panelled bath and shower cubicle with mixer shower. Inset spotlights. Towel radiator. Vinyl floor covering. Window to rear aspect.

Front Garden

Laid to slate. Shrub borders. Wrought iron fencework. The driveway to the side of the property is block paved and double gates take you through to a further block paved area with access to:

Garage

With up and over style door. Powre and light connected.

Rear Garden

Area laid to lawn. Paved patio area. Further raised decking area. Timber shed. Cold water tap. External lighting.

Agents Note

Deposit: £1730.76

Length Of Tenancy: 6 Months

Local Authority: Rugby

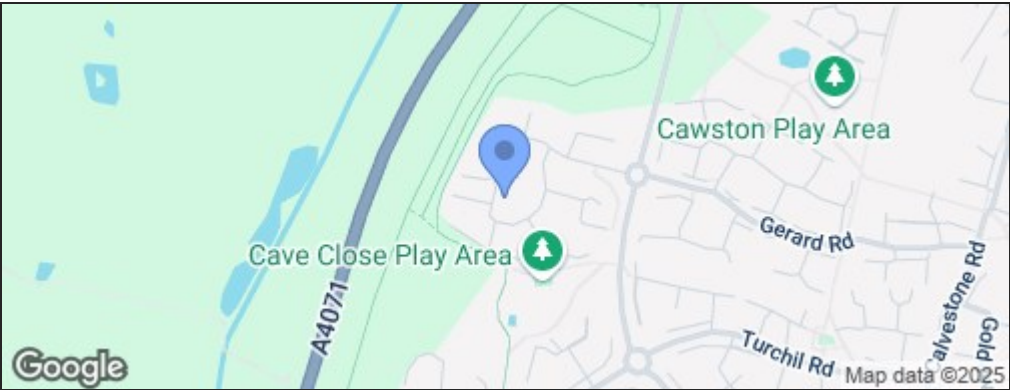
Council Tax Band: D

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
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.