

**5 Claremont Road
Town Centre
RUGBY
CV21 3NA**

£1,200 PCM



- **THREE BEDROOM**
- **UNFURNISHED**
- **SEPARATE BATHROOM AND W.C.**
- **CLOSE TO RAILWAY STATION**
- **ENCLOSED REAR GARDEN**

- **TRADITIONAL TERRACE**
- **AVAILABLE NOW**
- **THREE RECEPTION ROOMS**
- **CLOSE TO TOWN CENTRE**
- **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 traditional three bedrooms terrace which has recently undergone a redecoration and carpeting program. The property is located close to amenities and is within walking distance of Rugby Town Centre and Rugby Railway Station. In brief the accommodation comprises; lounge, dining room, breakfast room and fitted kitchen to the ground floor. To the first floor there are three bedrooms, a bathroom and a separate w.c. Externally there is an enclosed rear garden. This property benefits from upvc double glazing and gas radiator heating throughout. ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via partly glazed upvc door into:

Entrance Hall

Minton tile flooring. Decorative cornicing and corbels. Stairs rising to first floor landing. Door to:

Lounge

12'9" x 11'3" plus bay (3.90m x 3.45m plus bay)

Bay window to front aspect. Fireplace surround. Radiator.

Dining Room

12'11" x 11'10" (3.94m x 3.63m)

Window to rear. Fireplace surround. Radiator. Door to:

Breakfast Room

11'8" x 8'10" (3.58m x 2.70m)

Window to side. Understairs storage cupboard. Wood laminate floor covering. Radiator. Arched walkway to:

Kitchen

16'1" x 8'11" (4.92m x 2.72m)

Fitted with a range of base and eye level units with roll top work surface space incorporating sink. Tiling to splash areas. Electric cooker. Space and plumbing for a washing machine. Space for a tumble dryer. Space for a dishwasher. Space for a fridge/freezer. Window to side. Twin glazed doors to rear. Further part glazed door to side.

First Floor Landing

Access to loft space. Linen cupboard. Doors off to:

Bedroom One

15'0" x 12'9" plus bay (4.58m x 3.91m plus bay)

Bay window to front aspect. Radiator.

Bedroom Two

12'11" x 9'5" (3.96m x 2.88m)

Window to rear. Radiator.

Bedroom Three

11'9" x 8'11" (3.59m x 2.72m)

Window to rear. Radiator.

Bathroom

Panelled bath with electric shower and shower screen. Pedestal wash hand basin. Tiling to all splash areas. Radiator. Frosted window to side elevation.

Separate W.C.

Low level w.c. Frosted window to side elevation.

Front Garden

Courtyard style with pathway to entrance.

Rear Garden

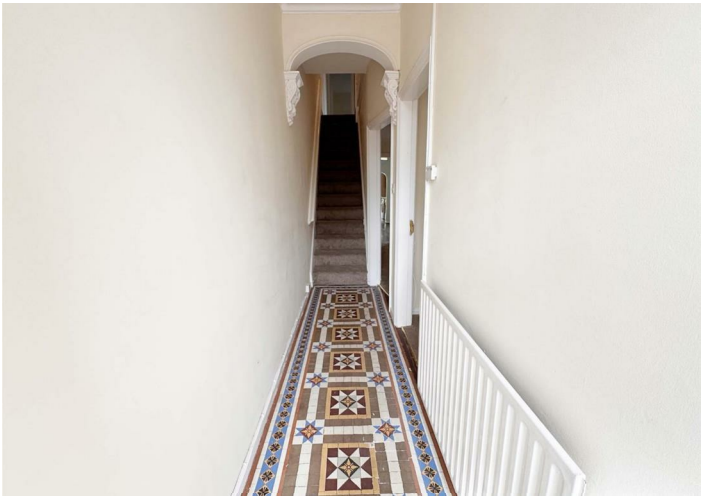
Paved patio area. Area laid to lawn. Flower, shrub and evergreen borders. Rear pedestrian access. Timber Shed. Enclosed with timber panel fencing.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: C







GROUND FLOOR



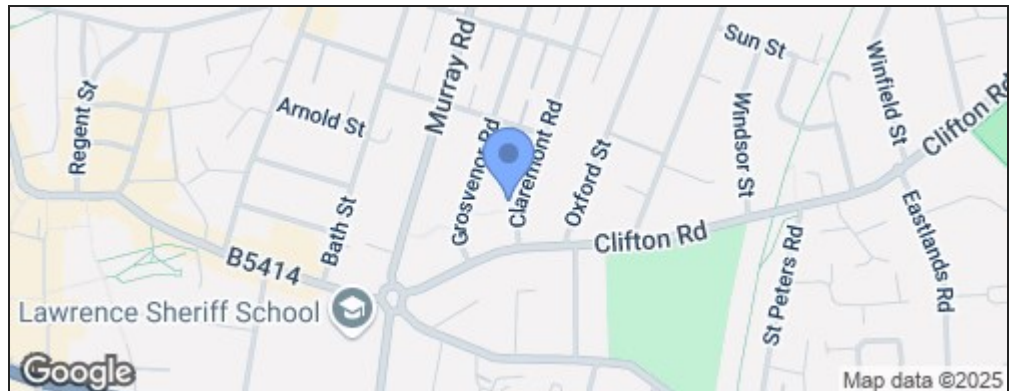
1ST FLOOR



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		87
(81-91) B		
(69-80) C	70	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.