

**62 Sun Street
Town Centre
RUGBY
CV21 3NW
£195,000**



- TWO BEDROOM
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- CLOSE TO RUGBY RAILWAY STATION
- SEMI DETACHED
- ENCLOSED REAR GARDEN
- CLOSE TO THE TOWN CENTRE
- ENERGY EFFICIENCY RATING: D

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PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi detached home located close to Rugby town centre. In brief, the accommodation comprises; porch, lounge/dining room, fitted kitchen, ground floor bathroom, and two double bedrooms. Externally there is an enclosed rear garden. This property additionally benefits from upvc double glazing and gas radiator central heating.

The property is conveniently situated for access to the town centre, where there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott park and Rugby School. Rugby railway station operates direct mainline services to London Euston and Birmingham New Street making this location ideal for commuters.

Accommodation Comprises

Entry via upvc part glazed front entrance door into:

Entrance Porch

Part glazed timber door into:

Lounge / Dining Room

25'4" x 10'11" (7.73 x 3.34)

Box bay window to the front aspect. Window to rear aspect. Radiators. Television point. Stairs rising to first floor landing. Archway through to:

Kitchen

9' x 5'11" (2.75 x 1.8)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in four ring gas hob and electric oven. Space and plumbing for a washing machine. Coordinating part tiled walls. Window to side aspect. Part glazed door to side. Connecting door through to:

Ground Floor Bathroom

With suite to comprise; panelled bath with electric shower over, vanity unit with wash hand basin, and a low level w.c. Fully tiled walls. Opaque window to side elevation.

First Floor Landing

Doors off to bedrooms.

Bedroom One

11'11" x 10'11" (3.63 x 3.34)

Window to rear aspect. Radiator.

Bedroom Two

10' x 10'11" (3.05 x 3.34)

Window to front aspect. Radiator.

Front Garden

Laid to slate chippings with shrubs. Pathway to entrance. Low brick wall to boundaries.

Rear Garden

Mainly laid to lawn with patio area, dwarf wall and flower bed. Enclosed by timber fencing. Gated pedestrian access.

Agents Note

Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: TBC



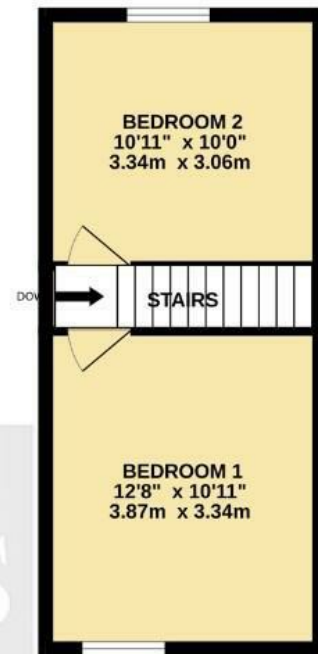




GROUND FLOOR



1ST FLOOR

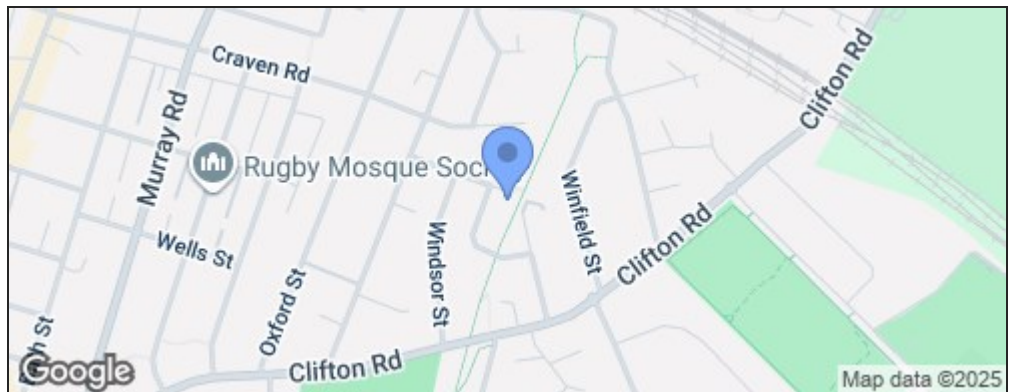


HORTS

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		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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.