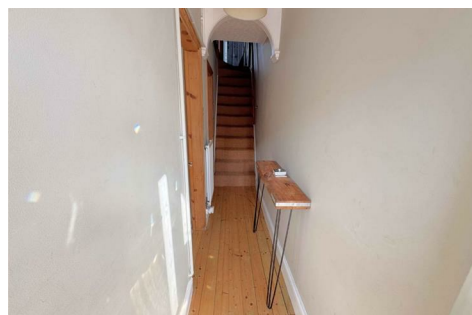


**23 Bath Street  
Town Centre  
RUGBY  
CV21 3JF**

**£995 PCM**



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **SEPARATE RECEPTION ROOMS**
- **OFF ROAD PARKING**
- **CLOSE TO AMENTIES**

- **MID TERRACE**
- **UNFURNISHED**
- **FIRST FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** A two bedroom mid terrace located in Rugby Town Centre. In brief, the accommodation comprises; entrance hall, lounge, dining room, kitchen, sun room, two bedrooms, and a four piece first floor bathroom. Externally, there is off road parking to the front, and an enclosed rear garden. This property also benefits from gas radiator heating. This property is ideally located within walking distance of Rugby town centre's amenities and Rugby Railway Station, which has direct trains to London Euston and Birmingham. **\*\*UNFURNISHED\*\*** Sorry, No Pets.

### **Accommodation Comprises**

Entry via composite door with leaded light frosted panels into:

#### **Entrance Hall**

Stairs rising to first floor. Stripped wooden floor. Radiator. Doors to:

#### **Lounge**

11'0" x 10'7" (3.37m x 3.25m)

Window to front aspect. Decorative cast iron fireplace with Timer surround, tiled hearth and inserts. Cupboard to side of chimney breast. Stripped wooden floor. Radiator. Coving to ceiling.

#### **Dining Room**

11'0" x 10'8" (3.36m x 3.27m)

Exposed brick decorative fireplace. Fitted bench seat with storage under. Sptiped wooden floor. Radiator. Coving to ceiling. Window overlooking sun room. Walkway through to kitchen.

#### **Kitchen**

13'0" x 6'3" (3.97m x 1.92m)

Fitted with a range of base units with oak work tops incorporating an enamel sink with mixer tap over. Tiling to splash areas. Built in appliances to include; built in oven, electric hob, extractor fan, fridge/freezer, and washing machine. Wall mounted central heating boiler. Radiator. Vinyl floor covering.

#### **Sun Room**

9'5" x 6'6" (2.89m x 2.00m)

Skylight window. Inset spotlights. Vinyl floor covering. Twin fully glazed upvc doors opening to rear garden.

#### **First Floor Landing**

Storage cupboard. Radiator. Doors off to bedrooms and bathroom.

#### **Bedroom One**

12'9" x 10'11" (3.91m x 3.34m)

Window to front aspect. Built in wardrobes to side of the chimney breast. Radiator.

#### **Bedroom Two**

11'1" x 7'11" (3.40m x 2.42m)

Window to rear. Radiator.

#### **Bathroom**

With four piece suite to comprise; freestanding enamel bath, shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Vinyl floor covering. Contemporary radiator. Tiling to splash areas. Frosted window to rear aspect.

**Front Garden**

Blue brick driveway giving off road parking. Pathway to entrance.

**Rear Garden**

Paved patio area. Area laid to artificial grass. Two storage sheds. Timber panel fencing. Rear pedestrian access.

**Agents Note**

Deposit: £1148.07

Length Of Tenancy: 6 Months

Council Tax Band: A


Energy Efficiency Rating: D

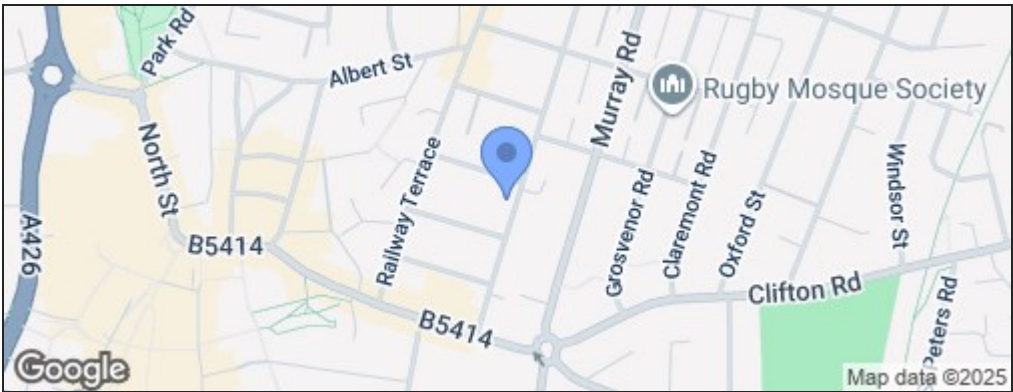








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



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.