

**11 Bruness Court
Brownsover
RUGBY
CV21 1QT
£925 PCM**



- TWO BEDROOM
- AVAILABLE NOW
- KITCHEN/DINER
- UPVC DOUBLE GLAZING
- ENCLOSED REAR GARDEN

- MID TERRACE
- UNFURNISHED
- FIRST FLOOR BATHROOM
- GAS 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 NOW**** This two bedroom mid terrace property has recently been updated with redecoration and brand-new carpets. The property is located on the east side of Brownsover, close to local amenities including shops, a chemist, a hairdresser's, takeaways, a church, a medical centre, and schools. In brief, the accommodation comprises an entrance hall, lounge, and kitchen/diner on the ground floor. To the first floor, there are two bedrooms and a bathroom. The property further benefits from gas central heating, and an enclosed rear garden ****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via opaque part glazed door into:

Entrance Hallway

Stairs rising to first floor landing. Walkway through to:

Lounge

12'7" x 11'6" (3.84m x 3.51m)

Window to front aspect. Radiator. Understairs storage cupboard. Television point. Door to:

Kitchen / Diner

14'7" x 7'8" (4.45m x 2.36m)

Fitted with a range of base and wall mounted units to incorporate a sink and drainer unit with mixer tap over. Roll top work surface space with coordinating part tiled walls. Electric cooker. Wall mounted central heating boiler. Space and plumbing for a washing machine. Space for a fridge/freezer. Radiator. Window to rear aspect. French doors opening to rear garden.

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

11'6" x 8'5" (3.51m x 2.57m)

Window to front aspect. Radiator. Built in wardrobes.

Bedroom Two

12'0" x 8'5" (3.68m x 2.57m)

Window to rear aspect. Radiator.

Bathroom

With suite to comprise: panelled bath with shower over, pedestal wash hand basin, and low flush w.c. Part tiled walls. Radiator. Opaque glazed windows to rear aspect.

Rear Garden

Mainly laid to lawn. Patio area. Shed. Enclosed by timber fencing.

Agents Note

Deposit: £1067

Length Of Tenancy: 6 Months

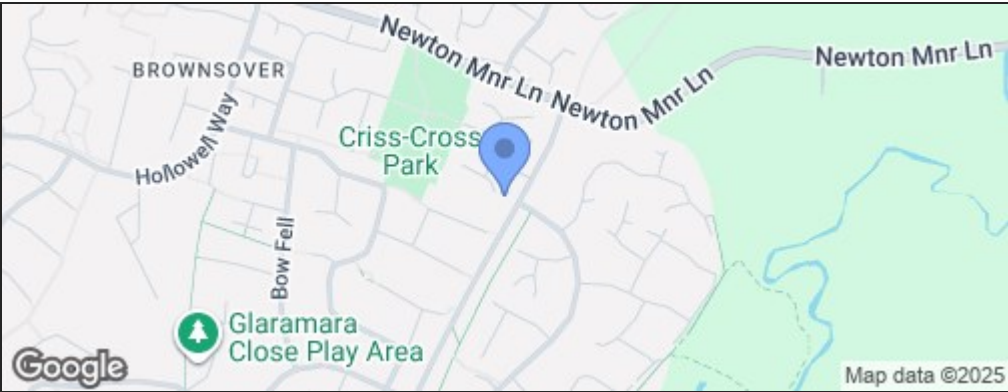
Council Tax Band: B

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	73	
(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.