

**33 Aster Drive
Coton Meadows
RUGBY
CV23 0HR**

£1,295 PCM



- **THREE BEDROOM**
- **AVAILABLE NOW**
- **ENSUITE FACILITIES**
- **OFF ROAD PARKING**

- **SEMI-DETACHED HOME**
- **UNFURNISHED**
- **KITCHEN WITH APPLIANCES**
- **ENERGY EFFICIENCY RATING B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE NOW**** A modern, three bedroom, semi detached located in a popular location, close to amenities, Ideally situated with easy access to Rugby town centre and the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes drive away and offers a regular high speed rail link to London Euston and Birmingham. There are retail parks, close by along with a multi-screen cinema, restaurants and a gymnasium/health club. Shopping facilities are available at nearby Elliots Field and Junction One retail parks, as well as local amenities which include a supermarket, and a renowned butchers shop.

In brief the accommodation comprises: entrance hall, lounge, kitchen/diner with appliances, cloakroom/w.c. To the first floor, there are three bedrooms, an ensuite and a three piece bathroom. This property benefits from upvc double glazing, gas radiator central heating, an enclosed rear garden, and off road parking for two cars. ****UNFURNISHED**** Sorry, No Pets

Accommodation Comprises

Entry via composite door into:

Entrance Hall

Stairs rising to first floor landing. Vinyl floor covering. Door to lounge. Door to w.c.

Downstairs W.C.

Low level w.c. Pedestal wash hand basin. Frosted window to front elevation. Radiator. Tiling to splash areas. Vinyl floor covering.

Lounge

14'3" x 11'11" (4.36m x 3.64m)

Window to front aspect. Radiator. Understairs storage cupboard. Door to kitchen/diner.

Kitchen/Diner

15'3" x 8'9" (4.65m x 2.67)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half stainless steel sink unit with mixer tap over. Built in appliances include; oven, hob and extractor fan, freestanding dishwasher and washing machine, and a fridge/freezer. Cupboard housing central heating boiler. Radiator. Vinyl floor covering. Window overlooking rear garden. Twin fully glazed doors to rear garden.

First Floor Landing

Access to loft space. Storage cupboard. Doors off to bedrooms and bathroom.

Bedroom One

12'1" x 9'5" (3.69m x 2.89m)

Window to front aspect. Built in wardrobes to one wall. Overstairs storage cupboard. Radiator. Door to ensuite.

Ensuite

With suite to comprise; shower cubicle with mixer shower, pedestal wash hand basin, and low level w.c. Radiator. Extractor fan. Tiling to splash areas. Vinyl floor covering. Frosted window to front elevation.

Bedroom Two

9'1" x 7'8" (2.79m x 2.34m)

Window to rear aspect. Radiator.

Bedroom Three

5'10" x 7'8" (1.80m x 2.34)

Window to rear aspect. Radiator.

Family Bathroom

With suite to comprise; panelled bath with electric shower and shower screen, pedestal wash hand basin, and low level w.c. Towel radiator. Extractor fan. Vinyl floor covering. Frosted window to side elevation.

Front Garden

Block paved driveway providing off road parking for two cars. Flower and shrub borders. Pathway to entrance.

Rear Garden

Mainly laid to lawn. Paved patio area. Flower and shrub borders. Timber shed. Cold water tap. Enclosed by timber panel fencing. Gated side pedestrian access.

Agents Note

Deposit: £1494.23


Length Of Tenancy: 6 Months

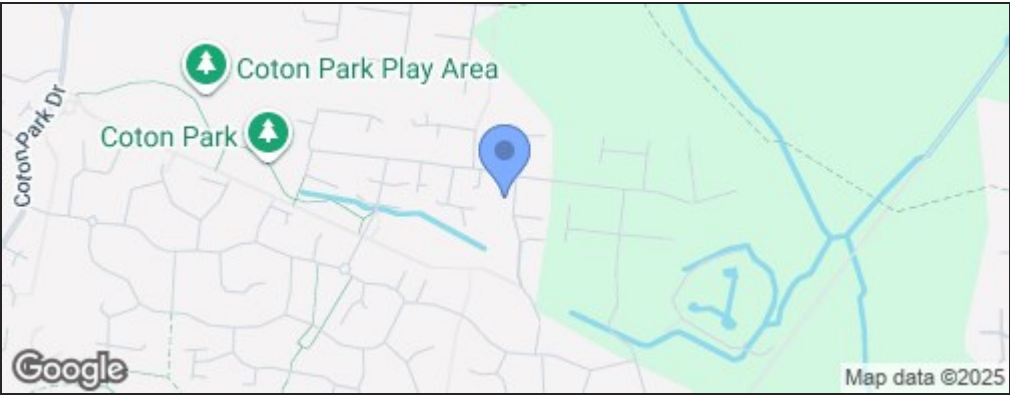
Council Tax Band:

Energy Efficiency Rating:





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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.