

**11a Dreyer Close
Bilton
RUGBY
CV22 7SX**

£1,000 Per Month



- **THREE BEDROOM**
- **GARAGE**
- **AVAILABLE EARLY AUGUST**
- **RADIATOR HEATING**

- **DOUBLE GLAZED WINDOWS AND DOORS**
- **UNFURNISHED**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

*****AVAILABLE EARLY AUGUST***** A three bedroom modern mews home located in the popular area of Bilton with easy access to local shops and amenities to include schools for all ages. In brief the accommodation comprises, entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom. The property also benefits from upvc double glazed doors and windows and a single garage *****UNFURNISHED***** Sorry, no pets.

Accommodation Comprises

Entry via front entrance door into:

Entrance Hallway

Telephone point. Door to:

Lounge

13'10" x 14'10" (4.22m x 4.54m)

Window to front aspect. Stairs rising to first floor. Radiator. Television aerial point. Door to:

Kitchen

14'11" x 9'8" (4.55m x 2.95m)

Fitted with a range of base and eye level units with roll top work surfaces to incorporate a stainless steel single sink unit with mixer tap over. Tiled splash backs. Breakfast bar. Electric cooker. Plumbing for a washing machine and dish washer. Window to rear aspect. Door opening to rear garden.

Landing

Access to part boarded loft. Radiator. Door to:

Bedroom One

12'3'7" x 8'4'5" (3.76m x 2.58m)

Window to front aspect. Radiator.

Bedroom Two

11'4'1'9" x 8'2'0'3" (3.48m x 2.50m)

Window to rear aspect. Radiator.

Bedroom Three

7'8'4'1" x 6'2'0'1" (2.39m x 1.89m)

Window to front aspect. Radiator.

Bathroom

White suite to comprise; panel bath with telephone style shower attachment and shower screen, pedestal wash hand basin and low level w.c. Tiling to splash areas. Heated towel rail. Airing cupboard with shelving and hot water tank. Shaver point. Window to rear aspect.

Front Garden

Pathway to entrance. Lawn area. Shrub borders.

Rear Garden

Patio area. Lawn area. Timber shed. Timber fencing to boundary. Gated pedestrian access. Timber shed.

Garage

Single Garage with off road parking.

Agents Note

Deposit: £1153.84

Length Of Tenancy: 6 Months

Local Authority: Rugby

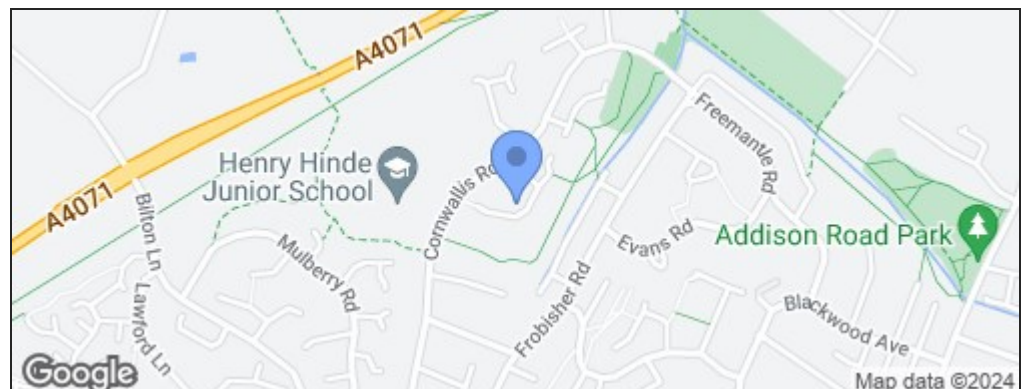
Council Tax Band: B

Energy Efficiency Rating: D





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (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.