

**45 Ilmer Close  
Strawberry Fields  
RUGBY  
CV21 1TY  
£180,000**



- **TWO BEDROOM**
- **NO ONWARD CHAIN**
- **BATHROOM**
- **OFF ROAD PARKING**

- **MODERN TERRACE**
- **KITCHEN / DINER**
- **IDEAL INVESTMENT OR FIRST PURCHASE**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom modern mid terrace home located in a popular residential area and offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance hall, lounge, kitchen/diner, two bedrooms and a bathroom. The property also benefits from gas central heating, upvc double glazing, off road parking for two cars and an enclosed rear garden. Strawberry Fields is located on the north side of Rugby with an excellent range of local amenities to include, shops, takeaways, a chemist, doctors surgery, church, community centre, and well regarded schools. There is easy access to Rugby College, Rugby's retail parks, M6/M1 networks, and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via upvc door into:

#### **Entrance Hallway**

Stairs rising to first floor. Radiator. Door to lounge.

#### **Lounge**

16'5" x 11'9" (5.01m x 3.60m)

Window to front aspect. Radiator. Door to kitchen.

#### **Kitchen / Diner**

11'9" x 7'10" (3.60m x 2.40m)

Fitted with a range of base and eye level units with work surface space incorporating a sink and drainer with mixer tap over. Electric oven. Gas hob with extractor over. Wall mounted boiler. Space and plumbing for a washing machine. Space for a fridge/freezer. Window overlooking rear garden. Door opening to rear garden.

#### **First Floor Landing**

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

#### **Bedroom One**

11'7" x 9'10" (3.54m x 3.01m)

Window to front aspect. Radiator. Built in wardrobe.

#### **Bedroom Two**

11'1" x 6'10" (3.40m x 2.10m)

Window to rear aspect. Radiator. Built in wardrobe.

#### **Bathroom**

With suite to comprise; panelled bath with shower over, pedestal wash hand basin and low level w.c. Radiator. Window to rear elevation.

#### **Front Garden**

Concrete drive providing off road parking for three cars. Pathway to entrance. Brick wall and hedging to side boundaries.

#### **Rear Garden**

Mainly laid to lawn with patio area and shed. Enclosed by timber fencing.

#### **Agents Note**

Local Authority: Rugby

Council Tax Band: B

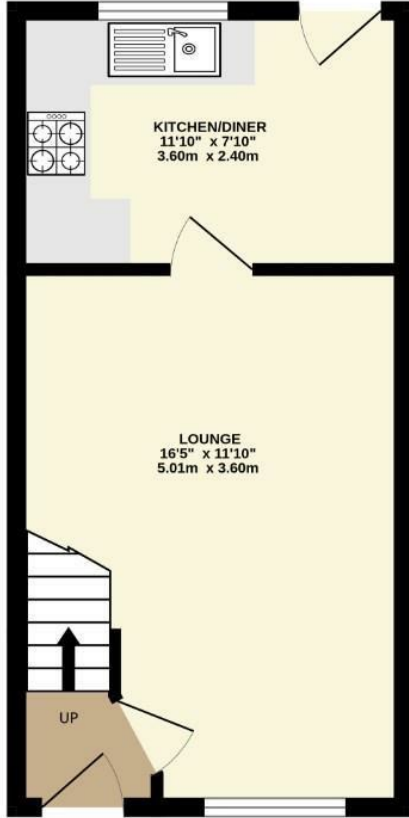
Energy Efficiency Rating: C



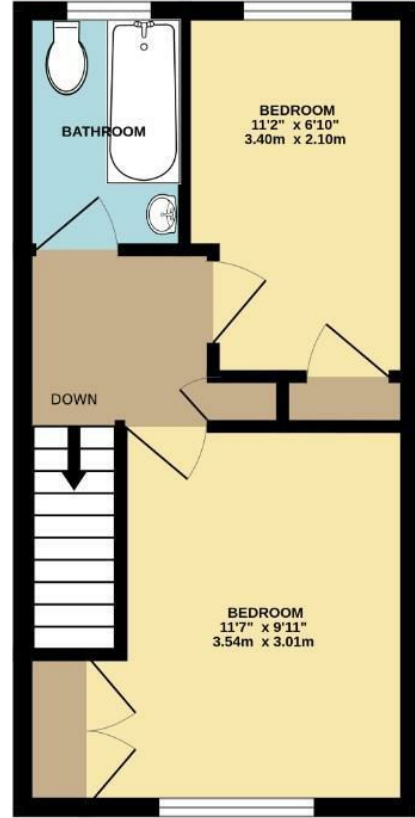




GROUND FLOOR

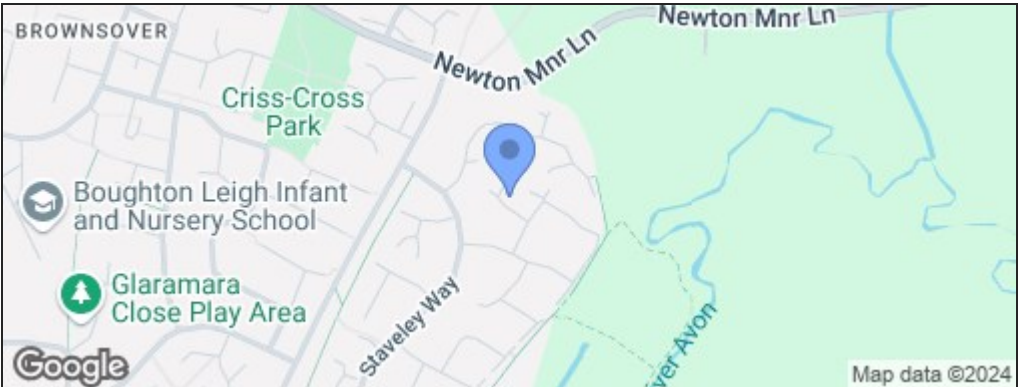


1ST FLOOR



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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>Current</b>	<b>Potential</b>
73	88
England & Wales <span style="float: right;">EU Directive 2002/91/EC</span>	



**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.