



43 Longstork Road, Rugby, CV23 0GB

Asking Price £1,600.00 p.c.m.



Four/Five Bedroom End of Terrace Town House
Ground Floor Utility Room & Shower Room
Ground Floor Master Bedroom & Lounge
First Floor Fitted Kitchen/Diner & Large Lounge
Three Bedrooms & Two Bathrooms to the Second Floor
Well Maintained Rear Garden
Allocated Parking to the Rear & a Detached Garage
Available Now

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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Entrance Hallway

Enter via a double glazed front door, Wall mounted radiator. Stairs off to first floor, Door to storage cupboard, Karndean wood effect flooring.

Ground Floor Bedroom

3.66m (12' 0") x 3.05m (10' 0")

With a uPVC double glazed window to front aspect, Wall mounted radiator, Built in wardrobes. Door to:

Jack & Jill Ground Floor Shower Room

Ceramic tiled floor, Pedestal wash hand basin with a mixer tap and tiled splash backs. Low level WC, Double shower cubicle with mains power shower, Extractor fan, Door to entrance hall.

Family Room

3.71m (12' 2") x 2.84m (9' 4")

With double glazed double French doors to rear aspect, Wall mounted radiator. Continued Karndean flooring and a TV point.

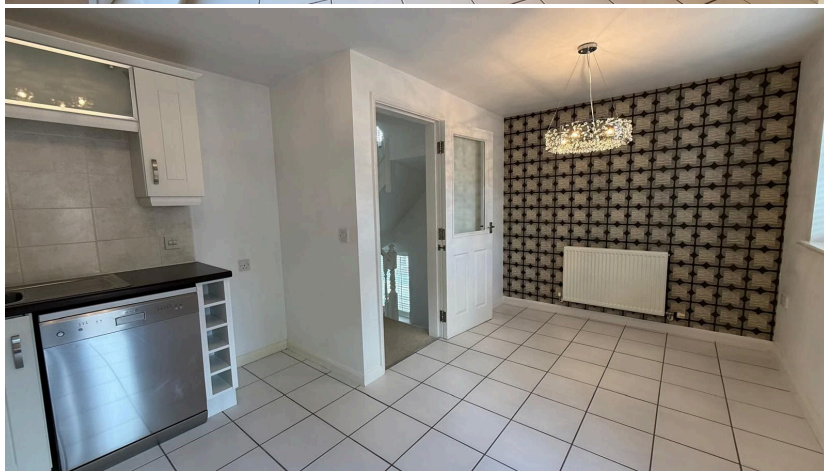
Utility Room

2.62m (8' 7") x 2.13m (6' 12")

With uPVC double glazed door to rear aspect, Ample wall & base units with a roll top work surface, Wall mounted boiler with wall mounted controls, Space and plumbing for washer and dryer, Wall mounted radiator and Ceramic tiled floor.

First Floor Landing

With a uPVC double glazed window to side aspect, Wall mounted radiator, Stairs rising to top floor, Doors to lounge and kitchen.



Kitchen/Diner

5.03m (16' 6") x 3.4m (11' 2")

With uPVC double glazed window to rear aspect with shutters, set of uPVC double opening patio doors to balcony enclosed by iron railings, Ceramic tiled floor, Wall mounted radiator, Ample wall & base units with a roll top work surface, Double oven with four ring gas hob and extractor fan, Space and plumbing for dishwasher, Space for fridge/freezer, One and a half bowl stainless steel sink with mixer tap and drainage board, Tiled splash backs.



Lounge

5.08m (16' 8") x 4.88m (16' 0")

With uPVC double glazed window to front aspect with shutters and a set of uPVC double glazed French doors to balcony with iron railings, Two wall mounted radiators, Karndean flooring, TV and telephone points, Set of built in cupboards.



Second Floor Landing

With uPVC double glazed window to side aspect with shutters, Doors to three bedrooms, bathroom and En-suite, Loft hatch with ladder access, Smoke alarm, Door to airing cupboard which houses hot water cylinder and slatted linen shelving.



Bedroom One

3.56m (11' 8") x 3.35m (10' 12")

With uPVC double glazed window to front aspect with shutters, Wall mounted radiator, Range of built in wardrobes and a TV point.



En-Suite

With uPVC double glazed window with shutters to front aspect, Wall mounted radiator, Ceramic tiled floor, Shaving point, Pedestal wash hand basin with mixer tap and tiled splash backs, Low level toilet, Double shower cubicle with mains power shower and a Extractor fan.



Bedroom Two

3.66m (12' 0") x 2.74m (8' 12")

With uPVC double glazed window to rear aspect with shutters



Bedroom Three

2.44m (8' 0") x 2.34m (7' 8")

With uPVC double glazed window to rear aspect with shutters, Wall mounted radiator.



Family Bathroom

Ceramic tiled floor, Panelled bath with mixer tap, tiled splash backs and shower over, Pedestal wash hand basin with mixer tap and tiled splash backs, Low level WC, Extractor fan and a Wall mounted radiator.



Garage

Single detached garage with lighting and electricity and an up and over door.

Rear Garden

Enclosed by timber panel fencing to the right hand side, Mainly laid to lawn with some flowerbeds and borders, Slab patio area at the very base of the property, Access down the side of the property via a slab path.

Front

Pathway to front door with pedestrian side access & allocated parking to the rear.



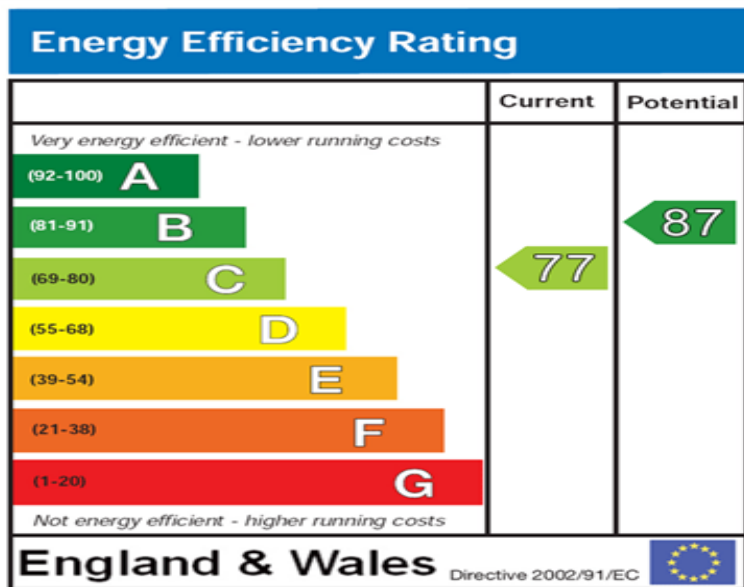
AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out an EPC on this property. Please be advised to have their own survey.

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