



Scan me to get a **detailed property report & valuation** on your house!



South Street, Off Clifton Road
Offers Over £175,000

complete ●●●
ESTATE AGENTS

South Street, Off Clifton Road, Rugby

Complete Estate Agents are pleased to offer for sale this victorian terraced property situated on South Street. The property has three bedrooms with a downstairs bathroom. Double glazing and electri storage heating with a rear garden. Minor updating required but a would make an ideal first home or investment. The property is offered for sale with no onward chain.

Entrance Hall

Entered via glazed door.

Lounge 14'3" x 9'10" (4.36 x 3.02)

Bay window to front. Storage heater.

Dining Room 12'4" x 10'0" (3.76 x 3.07)

Window to rear. Storage heater

Kitchen 11'11" x 7'11" (3.64 x 2.42)

An array of fitted base cupboards and drawers with eye level units above. Plumbing for an automatic washing machine. Tiled splash areas. Door to rear. Window to rear.

Bathroom 7'4" x 7'3" (2.25 x 2.23)

Low flush WC. Wash hand basin. Panelled bath. Window to rear.



First Floor Landing

Doors to

Bedroom One 14'9" x 11'10" (4.50 x 3.62)

Storage heater. Window to front.

Bedroom Two 12'4" x 9'1" (3.78 x 2.77)

Storage heater. Window to rear.

Bedroom Three 11'3" x 8'0" (3.43 x 2.44)

Storage heater. Window to rear.

Rear Garden

Fully enclosed. Fully paved. Timber shed.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

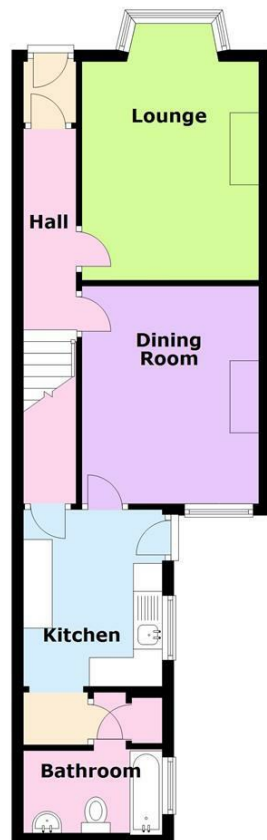
Rugby Borough Council

Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

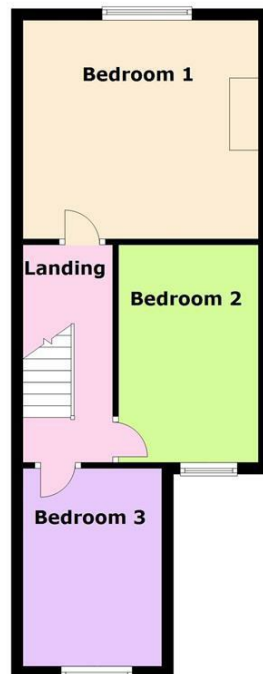




Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 ESTATE AGENTS