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Hunter Street, Town Centre  
Offers Over £215,000

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ESTATE AGENTS

# Hunter Street, Town Centre, Rugby

Welcome to this charming property on Hunter Street in the lovely town of Rugby. This end terrace house boasts two reception rooms, perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home. The property features a well-maintained shower room, ensuring your comfort and convenience. Additionally, the garage provides ample storage space for your belongings or can be utilized as a workshop for DIY enthusiasts. Conveniently situated close to the station, commuting will be a breeze, making this home an ideal choice for busy professionals or those who enjoy exploring the surrounding areas. And the best part? This property is available with no chain, allowing for a smooth and hassle-free buying process. Don't miss out on this fantastic opportunity to own a beautiful home in a desirable location. Contact us today to arrange a viewing and take the first step towards making this property your own.

**Entrance Hall 17'2" x 6'5" (5.25 x 1.96 )**

**Lounge 12'8" x 15'11" (3.88 x 4.87)**

**Dining Room 16'8" x 12'8" (5.1 x 3.88)**

**Kitchen 15'8" x 7'8" (4.80 x 2.35 )**

**First Floor Landing**

Spacious landing.

**Bedroom One 15'11" x 12'8" (4.87 x 3.88)**

**Bedroom Two 16'8" x 12'8" (5.1 x 3.88)**

**Bedroom Three 12'0" x 7'6" (3.66 x 2.30 )**

**Courtyard Garden**



## Garage

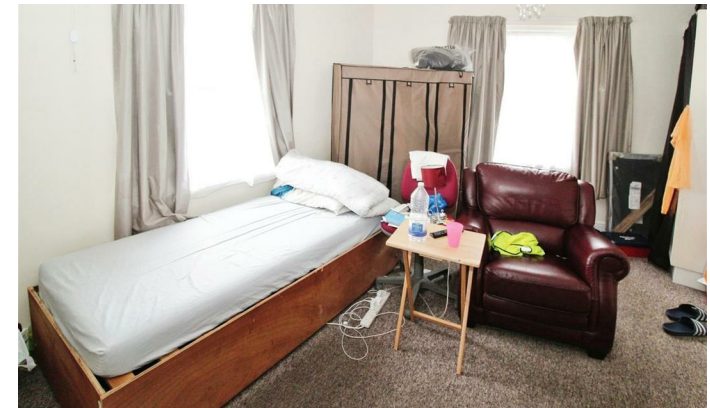
Single Garage.

## 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.

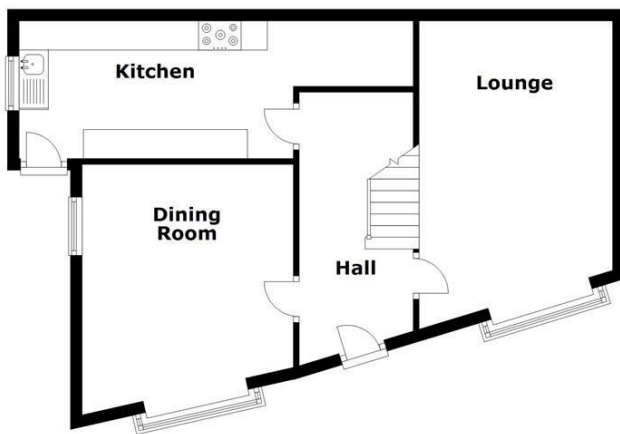
## Rugby Borough Council

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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