



**Abbey Street, RUGBY CV21 3LL**



**welcome to**

## **Abbey Street, RUGBY**

SHIPWAYS are delighted to offer to the market, this WELL-PRESENTED property in a SOUGHT AFTER residential location CONVENIENTLY SITUATED for amenities, schooling & major transport links. \*MUST BE VIEWED\*\*

### **Entrance Hall**

Having wooden flooring, feature upright radiator, stairs leading to first floor landing and oak doors leading onto lounge and dining room.

### **Lounge**

12' 2" x 8' 10" ( 3.71m x 2.69m )

Having double glazed bay window to front aspect, wooden flooring, feature wall mounted electric fire, upright feature radiator and tv point.

### **Dining Room**

13' 2" x 11' 1" Into Recess ( 4.01m x 3.38m Into Recess )

Having double glazed window to rear aspect, wooden flooring, feature upright radiator and oak door leading onto:

### **Kitchen**

19' 6" x 7' 4" ( 5.94m x 2.24m )

Having double glazed window to rear aspect, two further double glazed windows to side aspect, UPVC double glazed door leading to rear garden, radiator, ceramic tile flooring, range of base and eye level units with work surface over, integral fridge/freezer, integral double oven and microwave, integral washing machine and dishwasher, five ring gas hob with cooker hood above, tiling to splashbacks, stainless steel sink and drainer with mixer tap over, recessed spotlighting and door onto:

### **Cellar**

Currently used for storage and having power and lighting.

### **First Floor Landing**

Having stairs leading to second floor landing and doors onto bedrooms two and three and bathroom.

### **Bathroom**

Having obscure double glazed window to rear aspect, double shower cubicle, wash hand basin set into vanity unit, low level w.c., free standing bath with spa jets and tiling to splashback

### **Bedroom Two**

14' 1" x 12' 3" ( 4.29m x 3.73m )

Having double glazed bay window to front aspect and feature upright radiator.

### **Bedroom Three**

13' 1" x 8' 4" ( 3.99m x 2.54m )

Having double glazed window to rear aspect and feature upright radiator.

### **Second Floor Landing**

Having access to master bedroom.

### **Master Bedroom**

14' 1" x 10' 4" ( 4.29m x 3.15m )

Having double glazed window to front aspect, feature upright radiator, archway onto dressing area and door onto:

### **En-Suite Shower Room**

Having double glazed window to rear aspect, his and hers sinks set into vanity unit, low level w.c., shower cubicle, heated towel rail, recessed spotlighting and ceramic tile flooring.

### **Front**

To the front of the property is a foregarden with wall to boundary and a metal gate

### **Rear Garden**

The rear garden has two patio areas, a lawn area, side pedestrian access and timber panel fencing to the surround.





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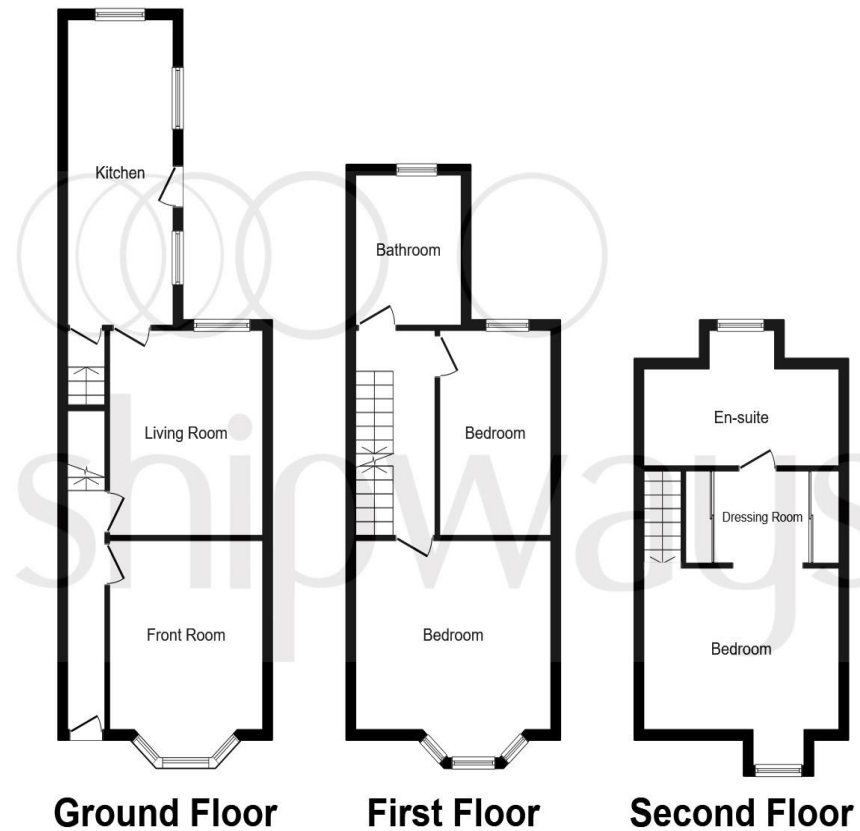
## Abbey Street, RUGBY

- Well-Presented Town House
- Three Bedrooms
- En-Suite To Master
- Lounge & Dining Room
- Kitchen & Cellar

Tenure: Freehold EPC Rating: D

guide price

**£240,000**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Property Ref:  
RGY107566 - 0004

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