



Benn Street, Rugby CV22 5LT

welcome to

Benn Street, Rugby

Shipways will be conducting an open house event and is by appointment only so please call today to avoid missing out.

Entrance Porch

Door to front.

Entrance Hall

Door to front and central heating radiator.

Lounge

14' 2" max x 11' 3" (4.32m max x 3.43m)

Double glazed window to rear and built-in storage cupboard.

Second Reception Room

11' 4" plus bay recess x 9' 9" (3.45m plus bay recess x 2.97m)

Double glazed bay window. Gas fireplace and built-in storage cupboard.

Kitchen

19' 11" max x 8' 9" (6.07m max x 2.67m)

Sliding doors to side and double glazed patio doors to garden. A range of wall and base units with integrated, cooker and hob. Integrated microwave and fridge-freezer. Tiling to walls and two central heating radiators.

Utility

Space for free standing appliances (tumble dryer and washing machine).

Landing

Double glazed window and central heating radiator.

Bedroom One

14' 2" max x 11' 4" (4.32m max x 3.45m)

Double glazed window to front. Non-functioning fireplace and central heating radiator.

Bedroom Two

11' 2" max x 11' 2" (3.40m max x 3.40m)

Double glazed window to rear. Built-in storage cupboard and central heating radiator.

Bathroom

Double glazed window. Toilet, hand wash basin and bath with shower over. Access to the boiler and central heating radiator.

Rear Garden

Paved patio area and grass. Shed and gated access.

Agent Note

The Council Tax Band is B.





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welcome to

Benn Street, Rugby

- Traditional Terrace
- Two generous sized Bedrooms.
- Two reception Rooms.
- Traditional Victorian Features.
- Kitchen/Dining area.

Tenure: Freehold EPC Rating: D

offers over

£230,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
RGY108349 - 0007

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