

# archerbassett

LETTINGS AND SALES



Newland Street, Rugby, CV22 7BJ

£950 Per Calendar Month



Mid-terrace house, built circa 1918, offers a delightful blend of character and modern living. Spanning an impressive 915 square feet, this deceptively spacious home is ideally situated within walking distance of Rugby town centre and the train station, making it perfect for commuters and those who enjoy the vibrancy of town life. There are two generously sized reception rooms and fitted kitchen with built-in oven, hob, and extractor. The first floor boasts two double bedrooms, one of which includes a convenient built-in cupboard and a nicely appointed bathroom featuring a three-piece suite along with a shower cubicle equipped with an electric shower. Outside, the property benefits from a pleasant rear garden, which is both paved and lawned, offering a lovely outdoor space.

- DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACE HOME
- FITTED KITCHEN WITH BUILT-IN OVEN, HOB AND EXTRACTOR
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- OUTSIDE STORE BUILDING WITH W.C.
- TWO RECEPTION ROOMS BOTH WITH FEATURE FIREPLACES
- TWO DOUBLE BEDROOMS ONE WITH BUILT-IN WARDROBE
- GARDEN TO THE REAR WHICH IS PAVED AND LAWNED
- PARTIALLY DOUBLE GLAZED AND GAS CENTRALLY HEATED THROUGHOUT

