



## Nickleby Close, Rugby, CV21 1FT

£1,500 PCM



Superbly appointed and deceptively spacious 3/4 bedroom 3 storey town house located to within walking distance of Rugby College, train station, town centre and retail parks. The accommodation comprises of hall with stairs rising to the first floor, ground floor w.c. and fitted kitchen with built-in oven, hob and extractor. There is a reception room on the ground floor that could lend itself to either a lounge, dining room or double bedroom. To the first floor is another reception room with Juliet balcony, family bathroom with thermostatically controlled shower over the bath and on further bedroom. The second floor has two double bedrooms, the main bedroom with en-suite shower room and a separate shower room is located on the landing. A decked, paved and lawned garden is to the rear with shed whilst the front has parking for 2 vehicles. The property has gas central heating and is double glazed throughout.

- THREE/FOUR BEDROOM THREE STOREY TOWNHOUSE
- DOUBLE GLAZED AND GAS CENTRAL HEATING THROUGHOUT
- FITTED KITCHEN WITH OVEN
- SHOWER ROOM ON THE SECOND FLOOR
- ENCLOSED GARDEN
- WALKING DISTANCE TO RUGBY TRAIN STATION, TOWN CENTRE AND RETAIL PARKS
- TWO RECEPTION ROOMS, ONE OF WHICH COULD LEND ITSELF TO A FOURTH BEDROOM
- EN-SUITE TO THE MAIN BEDROOM
- FAMILY BATHROOM ON THE FIRST FLOOR
- PARKING FOR TWO VEHICLES

