



**EDWARD KNIGHT**  
ESTATE AGENTS

AVENUE ROAD, RUGBY, WARWICKSHIRE, CV21 2JN

£850 PCM – FEES APPLY





A good size two bedroom mid terrace property located within walking distance of Rugby town centre. The accommodation briefly comprises: entrance hall, lounge, dining room, refitted and extended kitchen/breakfast room, two double bedrooms and four piece first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a good size rear garden with shed. Available late May. Unfurnished. Energy rating TBC.

#### **Entrance Hall**

Enter via a uPVC entrance door with an obscure double glazed insert. With single panel radiator. Cornicing. Deep understairs storage cupboard with electric consumer unit, electric meter and light. Door to Lounge. Door to:

#### **Dining Room**

12' 4" x 10' 11" (3.76m x 3.33m)

With uPVC double glazed bay window to the front aspect. Single panel radiator. Cornicing. Exposed wood floor. Feature fireplace with timber surround and mantle.

#### **Lounge**

14' 1" x 11' 1" (4.29m x 3.38m)

With uPVC double glazed window to the rear aspect. Double panel radiator. Television and satellite points. Coving to ceiling. Contemporary wall mounted electric fire. Wall mounted lights. Door to stairwell. Glazed casement door to:

#### **Kitchen/Breakfast Room**

21' 9" x 7' 10" (6.63m x 2.39m)

With a refitted range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring gas hob and chimney extractor



hood. Concealed space and plumbing for a washing machine. Wall mounted Vaillant combination central heating boiler. Double panel radiator. Smoke alarm. Telephone point. Two uPVC double glazed windows to the side aspect. uPVC double glazed window to the rear aspect. Obscure uPVC double glazed door to the side aspect.

#### **Stairs & Landing**

With a smoke alarm. Access to loft space. Doors to all further accommodation.

#### **Bedroom One**

13' 0" x 11' 2" (3.96m x 3.4m)

With uPVC double glazed window to the front aspect. Single panel radiator. Telephone point. Covling to ceiling. Built-in double sliding door wardrobe. Built-in overstairs storage cupboard.

#### **Bedroom Two**

11' 2" x 11' 1" (3.4m x 3.38m)

With uPVC double glazed window to the rear aspect. Single panel radiator. Covling to ceiling.

#### **Bathroom**

9' 11" x 7' 11" (3.02m x 2.41m)

With a white four piece suite comprising: panelled bath with telephone shower attachment, vanity unit with inset wash hand basin, low level toilet and fully tiled double shower cubicle with electric shower. Tiling to splashback areas. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

#### **Front Garden**

Slab path leading to an open porch. Gravelled fore garden with central border. Gas meter box.

#### **Rear Garden**

Slab patio area adjoining the property with the remainder being laid to lawn with a timber shed and pedestrian gate at the rear. Enclosed by timber



fencing to all sides.

#### **Council Tax**

Band B



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