



EDWARD KNIGHT
ESTATE AGENTS

CRAVEN ROAD, RUGBY, WARWICKSHIRE, CV21 3HY

£995 PCM – FEES APPLY





A recently improved three bedroom mid terrace property ideally located within easy walking distance of Rugby town centre and railway station. The well presented accommodation briefly comprises: lounge/dining room, refitted kitchen, refitted ground floor shower room and three well proportioned bedrooms. The property further benefits from: uPVC double glazing, gas fired central heating with modern combi boiler and low maintenance, south facing rear garden. Available now. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via a part obscure double glazed uPVC entrance door with obscure double glazed panel over. Gas meter. Part glazed timber door to:

LOUNGE/DINING ROOM

28' 1" into bay x 12' 1" (8.56m into bay x 3.68m) uPVC double glazed bay window to the front aspect. uPVC double glazed window to the rear aspect. Two double panel radiators with thermostat controls. TV, Satellite and telephone points. Thermostat for central heating. Feature fireplace. Dado rail. Cupboard housing electric meter and consumer unit. Understairs storage area. Stairs rising to first floor. Door to:



KITCHEN

11' 2" x 6' 8" (3.40m x 2.03m)

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 stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge and freezer. Space and plumbing for a washing machine. Vinyl flooring. Single panel radiator. uPVC double glazed

window to the side aspect. Part obscure double glazed uPVC door to the garden. Door to:

GROUND FLOOR SHOWER ROOM

6' 7" x 4' 8" min (2.01m x 1.42m min)

Refitted white suite comprising: low level close-coupled toilet, pedestal wash hand basin and shower enclosure with thermostatic shower. Fully tiled walls. Wood effect vinyl floor. Double panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

STAIRS & LANDING

Loft hatch. Doors to all further accommodation.

BEDROOM ONE

12' 1" x 11' 3" (3.68m x 3.43m)

uPVC double glazed window to the front aspect. Double panel radiator.

BEDROOM TWO

11' 2" max x 8' 11" (3.40m max x 2.72m)

uPVC double glazed window to the rear aspect. Double panel radiator. Built-in over stairs storage cupboard.

BEDROOM THREE

11' 2" x 6' 9" (3.40m x 2.06m)

uPVC double glazed window to the rear aspect. Double panel radiator. Built-in cupboard housing a combination boiler.

FRONTAGE

Low maintenance fore garden enclosed by brick walls.



REAR GARDEN

Concrete area adjoining the side and rear of the property with gravelled border areas. Brick-built BBQ with low walls either side and a step rising to a slab area at the rear of the garden. Planting border areas. Timber gate to the rear.

COUNCIL TAX

Band A







FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

