



EDWARD KNIGHT
ESTATE AGENTS

35 THOMSON CLOSE, WATERSIDE, RUGBY, CV21 1XJ

£209,950





SUMMARY

****For Sale with Tenant in Situ**** Considered An Ideal Buy to Let Investment.

A modern two-bedroom end of mews property located in a cul-de-sac within the popular Waterside development, just North of Rugby town centre. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, en-suite shower room to bedroom one, second double bedroom and bathroom. Externally there is a small enclosed low maintenance rear garden and off-road parking space to the front. Further benefits include gas fired central heating and uPVC double glazing.

LOCATION

The property is situated in a particularly convenient location with good access to major motorways including M1 and M6. Also close by is Rugby Railway Station, with its 50-minute commute time to London Euston as well as Tesco Superstore, Cineworld Cinema and Elliot's Field Shopping Centre with major department stores and restaurants.



ENTRANCE

Enter via part obscure glazed entrance door with leading effect. With single panelled radiator. Telephone point. Stairs rising to first floor. Door to:

LOUNGE

14' 8" x 9' 10" (4.47m x 3m)

With uPVC double glazed window to the front aspect. Double panelled radiator. Television aerial point. Satellite connection.

BREAKFAST KITCHEN

13' 4" x 8' 2" (4.06m x 2.49m)

With a range of eye and base level kitchen units surmounted by co-ordinating roll-top worksurfaces. Inset white one and a half bowl sink and drainer with mixer tap over. Tiled splashback areas. Built-in single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas fired central heating boiler with timer controls. Single panelled radiator. Vinyl floor. Built-in understairs storage cupboard. uPVC double glazed window to the rear aspect. Glazed door to the rear garden.

LANDING

With uPVC double glazed window to the side aspect. Access to loft space. Built-in airing cupboard housing hot water cylinder with linen shelving. Doors to further first floor accommodation.

BEDROOM ONE

11' x 10' 1" (3.35m x 3.07m)

With uPVC double glazed window to the front



aspect. Single panelled radiator. Television aerial point. Built-in double door wardrobe with hanging rail and shelf. Door to:

SHOWER ROOM

With obscure uPVC double glazed window to the side aspect. Fully tiled shower cubicle with wall mounted shower internally. Inset wash hand basin. Tiled splashback areas. Extractor fan. Single panelled radiator. Electric shaving point and light.
No WC





BEDROOM TWO

9' 6" x 6' 10" (2.9m x 2.08m)

With uPVC double glazed window to the rear aspect. Single panelled radiator.

BATHROOM

With suite comprising: panelled bath with separate taps, low level toilet and pedestal wash hand basin with separate taps. Tiled splashback areas. Single panelled radiators. Electric shavers point and light. Extractor fan. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Tarmac parking space with slab path leading to the front door which has a storm porch with courtesy light. Laid to lawn areas either side of the path with gravelled border along the front of the property.

REAR GARDEN

Slab patio area to the rear of the property with the remainder being to gravel. Timber shed. Outside light. Access down the side of the property via a lockable timber gate.

SALES NOTES

This property is currently tenanted (through Edward Knight) with an easily achievable monthly rental income of £850.

The current tenant would ideally like to stay at the property so in the first instance an investment buyer would suit this purchase.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements