



**EDWARD KNIGHT**  
ESTATE AGENTS

IZOD ROAD, RUGBY, CV21 2JY

£1,350 PCM – FEES APPLY







An immaculately presented three bedroom mid terrace property conveniently located close to Rugby town centre, offering easy access to shops, the railway station & major roads. The accommodation is set over three floors & briefly comprises: entrance hall, cloakroom, kitchen/dining room, first floor living room, three double bedrooms, en-suite shower room & a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, a single integral garage & an enclosed rear garden which is not directly overlook. Available now. Unfurnished. Energy rating C.

#### ENTRANCE HALL

Enter via a part obscure double glazed composite panel effect entrance door. Single panel radiator. uPVC double glazed window to the front aspect. Wood effect flooring. Under stairs storage area. Smoke alarm. Stairs rising to the first floor. Door to the kitchen. Door to:

#### CLOAKROOM

White suite comprising: low level close-coupled toilet and corner wall mounted wash hand basin. Tiled splashback area. Vinyl floor. Extractor fan. Single panel radiator with thermostat.

#### KITCHEN/DINING ROOM

15' 7" x 8' 6" (4.75m x 2.59m)

A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splash back areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine and dishwasher. Concealed central heating boiler and wall mounted timer controls for the heating and hot water. Tile effect flooring. Single panel radiator with thermostat. uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden.



### FIRST FLOOR STAIRS & LANDING

15' 8" x 10' 4" (4.78m x 3.15m)

Single panel radiator with thermostat. Smoke alarm.

Stairs rising to the second floor. Door to:

### LOUNGE

15' 8" x 10' 4" (4.78m x 3.15m)

Two uPVC double glazed windows to the rear aspect.

Double panel radiator with thermostat. TV and satellite connection points.

### BEDROOM THREE

15' 9" max x 9' 2" max (4.8m x 2.79m)

Two uPVC double glazed windows to the front aspect.

Double panel radiator with the thermostat. Fibre broadband connection point.

### FAMILY BATHROOM

8' 2" x 6' 0" (2.49m x 1.83m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas.

Electric shaver socket. Vinyl flooring. Double panel radiator with the thermostat:

### SECOND FLOOR STAIRS & LANDING

Smoke alarm. Built-in airing cupboard with slatted shelving. Doors to all further accommodation:

### BEDROOM ONE

15' 9" x 10' 4" (4.8m x 3.15m)

Two PVC double glazed windows to the rear aspect.

Double panel radiator with thermostat. Door to:

### ENSUITE

15' 9" x 9' 2" (4.8m x 2.79m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Single panel



radiator with thermostat control.

### BEDROOM TWO

15' 9" x 9' 2" (4.8m x 2.79m)

Two uPVC double glazed windows to the front aspect.

Single panel radiator with thermostat control.

### FRONT GARDEN & DRIVE

Tarmac driveway providing off-road parking space and direct access to the garage. Slab path leading the front door with storm porch and courtesy light. Lawned fore garden.









### **SINGLE INTEGRAL GARAGE**

17' 5" x 8' 9" (5.31m x 2.67m)

Up and over door. Power and light connected.

### **REAR GARDEN**

Mainly laid to lawn with a small patio area and slab path leading to a gate at the rear of the garden.

Enclosed by timber fencing and not directly overlooked.

### **COUNCIL TAX**

Band D

### **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](http://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).



Second Floor



First Floor



Ground Floor

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 87        |
| (69-80) <b>C</b>                            | 77                         |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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