



EDWARD KNIGHT
ESTATE AGENTS

VICTORIA AVENUE, RUGBY, CV21 2BZ

£900 PCM – FEES APPLY





A well presented two bedroom mid terrace house with off-road parking conveniently located within walking distance of Rugby town centre. The previously refurbished accommodation briefly comprises: entrance porch, open plan living kitchen, dining room, two good size double bedrooms and a refitted first floor bathroom with separate W.C. The property further benefits from gas fired central heating with combi boiler, full uPVC double glazing, low maintenance gardens and a parking space to the rear. Available now. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via a composite panel effect door with obscure double glazed insert and obscure double glazed panel over. Original multicoloured tile floor. Door to:

DINING ROOM

11' 9" x 10' 7" (3.58m x 3.23m)

uPVC double glazed square bay window to the front aspect. Single panel radiator with thermostat control. Decorative fireplace. A continuation of the original multicoloured tiled floor on entry with the remainder being to wood effect laminate flooring. Door to:

LIVING AREA

11' 8" x 10' 7" (3.56m x 3.23m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Wood effect laminate flooring. TV and telephone sockets. Built-in under stairs storage cupboard housing the electric consumer unit and electric meter. Door to the stairwell. Opening to:

KITCHEN

18' 8" x 6' 9" (5.69m x 2.06m)

A refitted range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with tiled splashback. Freestanding double cooker with integrated four gas



hob. Space for a full height fridge freezer. Space for a washing machine and further undercounter appliance. Wall mounted combination central heating boiler. Wall mounted extractor fan. Wood effect laminate flooring. Single panel radiator with thermostat control. Two uPVC double glazed windows to the side aspect. Part double glazed uPVC door to the rear garden.

STAIRS & LANDING

Single panel radiator with thermostat control. Loft hatch. Doors to all further accommodation

BEDROOM ONE

13' 3" x 10' 7" (4.04m x 3.23m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in storage cupboard. Decorative fireplace.

BEDROOM TWO

10' 8" x 10' 1" (3.25m x 3.07m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

BATHROOM

8' 3" x 7' 8" (2.51m x 2.34m)

Refitted white suite comprising: pedestal wash hand basin, panelled bath and fully tiled shower enclosure with electric shower. Tiled splashback areas. Tile effect flooring. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

SEPARATE WC

Low-level toilet. Tile effect flooring. Obscure uPVC double glazed window to the side aspect.

FRONTAGE

Low maintenance fore garden retained by low brick walls. Open porch.



REAR

Concrete area to the side return enclosed by brick walls and a timber gate to the rear. The remainder is open to a parking area with further slab areas.

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.

Utilities: gas, water, electric, council tax, telephone, 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.

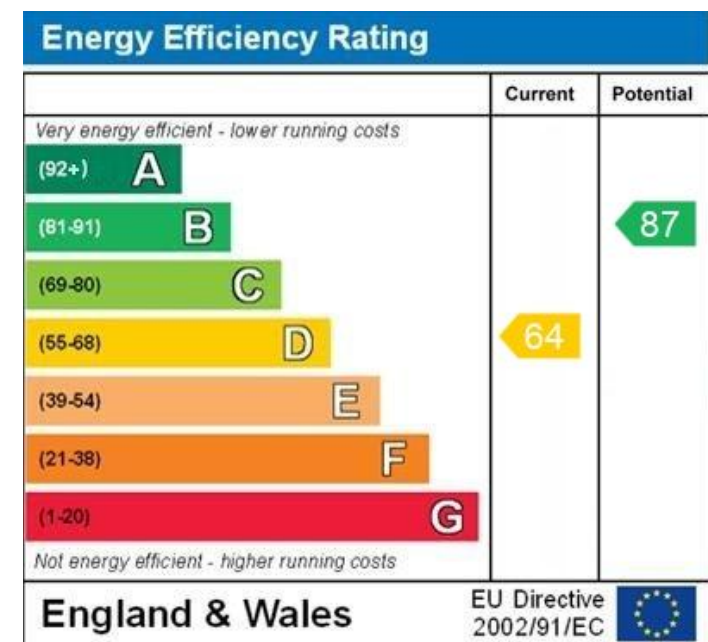
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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 (where the tenancy is taken in the name of a company): £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).



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