





A handsome, traditional end of terrace town house within walking distance of Rugby Railway Station and town centre. Having been improved throughout and retaining certain period feature, the accommodation briefly comprises: entrance hall, lounge, dining room/potential fourth bedroom, kitchen/dining room, family/garden room, downstairs shower room, three double bedrooms and a first floor bathroom. The property further benefits from gas fired central heating, majority double glazing, a low maintenance frontage and a walled rear garden with patio. Available early March. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Composite part opaque double glazed entrance door into the internal porch. Door with original stained glass panel above leading into the entrance hall. Stairs rising to first floor. Under stairs cupboard. Wall mounted radiator. Original Minton tiled floor. Coving. Doors to the dining room, kitchen and shower room. Door to:

LOUNGE

15' 0" into bay x 12' 2" (4.57m x 3.71m)
uPVC double glazed bay window to front aspect. Wall mounted radiator. Feature fireplace. Picture rail and coving to ceiling. TV point.



DINING ROOM

13' 2" x 9' 3" (4.01m x 2.82m)
uPVC double glazed window to the rear aspect. Wall mounted radiator. Fireplace with wooden mantle and surround. Picture rail and original coving. Fitted book shelving. Potential to use as a 4th Bedroom due to it's close proximity to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

Pedestal wash hand basin, low level toilet and fully tiled shower cubicle. Inset spotlights. Heated towel rail. Timber framed window and double glazed window to the side aspect.

KITCHEN/DINING ROOM

19' 6" x 12' 6" max (5.94m x 3.81m)

A range of base and eye level units with work surface over, one and half bowl composite sink drainer with mixer tap, tiling to splash backs. Range style cooker. Space for a fridge freezer. Dishwasher and space for a washing machine. Quarry tiled flooring. Wall mounted radiator. uPVC double glazed French doors to the side garden area. uPVC double glazed window to side aspect. Door to:

FAMILY/GARDEN ROOM

20' 9" x 0' 0" (6.32m x 0m)

Three uPVC double glazed windows to the side aspect. Two Velux windows. Double glazed French doors to garden. Wall mounted radiator.

STAIRS & LANDING

Built-in overstairs storage cupboard. Doors to all further accommodation.

BEDROOM ONE

15' 6" x 12' 6" (4.72m x 3.81m)

Two uPVC double glazed windows to the front aspect. Wall mounted radiator. Coving to ceiling. Decorative cast iron fireplace. Half height wood panelling.

BEDROOM TWO

13' 2" x 9' 4" (4.01m x 2.84m)

Double glazed window to the rear aspect. Wall mounted radiator.



BEDROOM THREE

12' 11" x 10' (3.94m x 3.05m)

Double glazed window to side aspect. Wall mounted radiator. Built in cupboard housing the central heating boiler.

BATHROOM

'P' shaped bath with shower over, low level toilet and pedestal wash hand basin. Fully tiled. Heated towel rail. Wooden flooring. Two opaque sash windows to the side aspect.







FRONTAGE

Low maintenance frontage with low level brick walling around. Pathway to front door. Gated pedestrian access to the side of the property.

REAR GARDEN

West facing walled garden with substantial paved side return. Two sheds at the side. Pedestrian access gate. Summer house. Low maintenance artificial grass area.

COUNCIL TAX

Band D

FEES

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: including communication services and 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

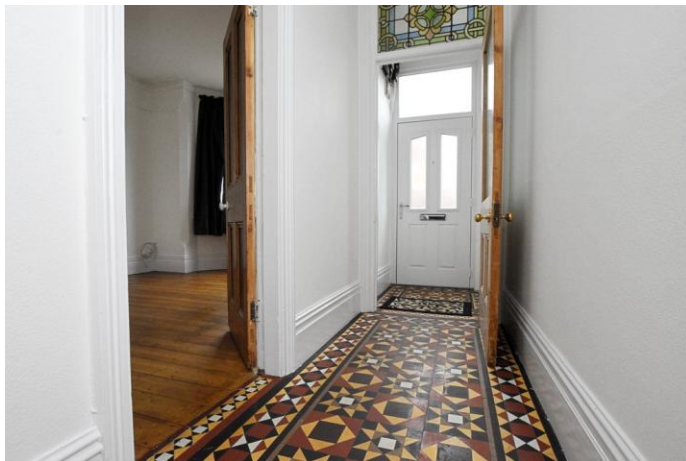
replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

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).





Total area: approx. 148.2 sq. metres (1595.1 sq. feet)