7 Drummond Road
Cawston
RUGBY
CV22 7TN

£1,700 Per Month

- FOUR BEDROOM
- AVAILABLE EARLY JANUARY
- KITCHEN / DINING ROOM
- UTILITY ROOM
- GARAGE AND PARKING
- SEMI DETACHED HOME
- UNFURNISHED
- GROUND FLOOR W.C.
- ENSUITE FACILITIES
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

*** AVAILABLE EARLY JANUARY*** A modern four bedroom semi-detached built by Messrs William Davis Homes. In brief the property comprises, entrance hallway, cloakroom/w.c, kitchen/diner with appliances, lounge, and utility room to the ground floor. To the first floor there are four bedrooms, master with en suite and a family bathroom. The property also benefits from gas fired central heating to radiators and upvc double glazing. Externally there are front and rear gardens, a garage and off road parking. *** UNFURNISHED ***

Accommodation Comprises
Entry via partly glazed hardwood door into:

Entrance Hall
Stairs rising to first floor landing. Radiator. Doors to:

Downstairs Cloakroom
With suite to comprise; low level w.c. and pedestal wash hand basin. Tiling to splash areas. Radiator. Extractor fan.

Lounge
21'0" x 11'4" (6.42m x 3.46m)
Window to front aspect. Upvc french doors leading to rear garden. Ornamental fireplace. Radiator. Fitted bookcase.

Kitchen / Diner
20'11" x 17'7" (6.40m x 5.36m)

Kitchen Area
Fitted with a range of base and eye level units with roll top works surface space incorporating a sink unit with mixer tap over. Tiling to splash areas. Built in oven, hob and extractor fan, microwave, dishwasher, fridge, and freezer. Window to rear aspect. Inset spotlights. Door to utility room.

Dining Area
Two windows to front aspect. Radiator.

Utility Room
8'9" x 6'6" (2.68m x 1.99m)
Fitted with base and eye level units incorporating a stainless steel sink. Space and plumbing for a washing machine. Tiling to splash areas. Radiator. Upvc door to rear garden.

Landing
Access to loft space. Cupboard housing hot water cylinder. Radiator. Doors to:

Bedroom One
15'4" x 11'6" (4.69m x 3.52m)
Two windows to front aspect. Built in wardrobes to one wall. Radiator. Door to:

Ensuite Shower Room
With suite to comprise shower cubicle with mixer shower, wall mounted wash basin and low level w.c. Tiling to splash areas. Linen cupboard. Frosted window to front elevation. Electric shaver point. Extractor fan. Towel radiator.

Bedroom Two
12'9" x 11'5" (3.89m x 3.50m)
Window to front aspect. Radiator.

Bedroom Three
10'4" x 9'2" (3.17m x 2.81m)
(max) Window to rear aspect. Radiator.

Bedroom Four
8'9" 8'1" (2.69m 2.48m)
Window to rear aspect. Radiator.

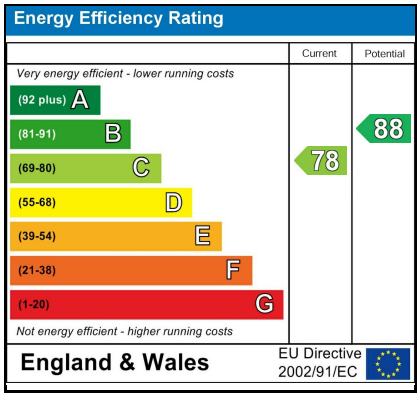
Family Bathroom
With suite to comprise; panel bath with mixer shower over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Radiator. Frosted window to rear elevation. Electric shaver point. Extractor fan.

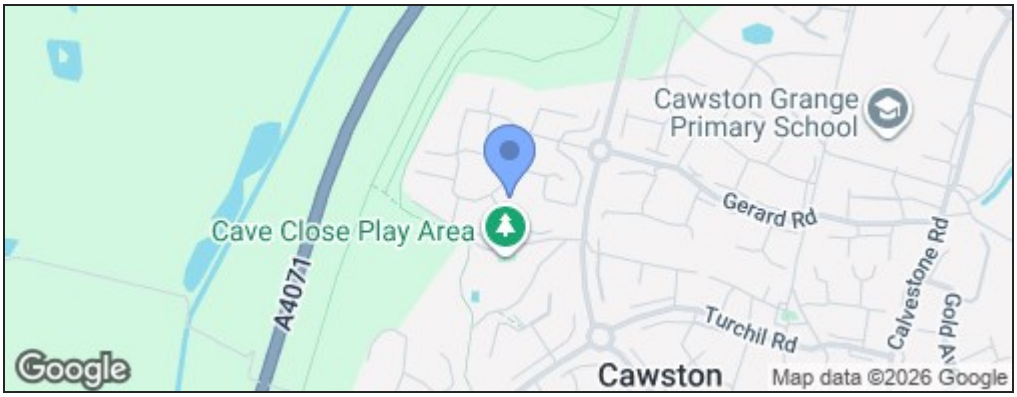
Front Garden
Two areas laid to lawn with Laurel borders. Enclosed by wrought iron fencing. Block paved driveway providing off road parking for several vehicles. Twin wooden doors leading to rea garden and garage.

Garage
With up and over style door. Power and light connected.

Rear Garden
Mainly laid to lawn with flower, shrub and evergreen borders. Paved patio area. Timber fencing to boundary. Side pedestrian access.

Agents Note
Deposit: £1961.53
Council Tax Band: E
Energy Efficiency Rating: C





Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.