



EDWARD KNIGHT
ESTATE AGENTS

VICTORIA AVENUE, RUGBY, CV21 2BY

£1,300 PCM – FEES APPLY





A refurbished and extended three bedroom terraced house located within walking distance of Rugby town centre and all its amenities. The well presented accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen with integrated appliances, three bedrooms and a refitted first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a well maintained rear garden. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert and further obscure double glazed panel over. Single panel radiator with thermostat control. Tiled floor. Overhead cabinet concealing the electric consumer unit. Recessed ceiling spotlights. Stair rising to the first floor. Part glazed door to:

LOUNGE/DINING ROOM

29' 4" max x 10' 5" (8.94m x 3.18m)

uPVC double glazed bay window to the front aspect. uPVC double glazed window to the rear aspect. Two double panel radiators with thermostat controls. Fibre optic broadband socket. Built-in under stairs storage cupboard with light. Part glazed timber door to:



KITCHEN

12' 3" x 8' 0" (3.73m x 2.44m)

A refitted range of gloss eye and base level kitchen units surmounted by quartz worktops. Inset composite 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, black ceramic induction hob and black chimney extractor hood. Integrated fridge/freezer, slimline dishwasher and washing machine. Tiled floor. Recessed ceiling spotlights. uPVC double glazed window to the side aspect. Opening and steps down to:

BREAKFAST/GARDEN ROOM

10' 1" x 8' 0" (3.07m x 2.44m)

Tiled floor. Contemporary vertical column style radiator. uPVC double glazed patio doors to the rear aspect.

STAIRS & LANDING

Recessed ceiling spotlights. Loft hatch. Built in over stairs storage cupboard with slatted shelving. Doors to all further accommodation:

BEDROOM ONE

13' 7" x 13' 2" (4.14m x 4.01m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control.

BEDROOM TWO

12' 3" x 8' 1" (3.73m x 2.46m)

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

BEDROOM THREE

8' 1" x 7' 8" (2.46m x 2.34m)

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

BATHROOM

7' 4" max x 5' 6" (2.24m x 1.68m)

White suite comprising: pedestal wash hand basin, low-level toilet and P-shaped panelled bath with mixer tap and shower attachment. Tiling to splashback areas including toiletries recesses. Recessed ceiling spotlights. Extractor fan. Wood effect flooring. Chrome heated towel rail radiator.

FRONTAGE

Slab path leading to an open porch. Shallow block paved fore garden retained by brick wall walls.

REAR GARDEN

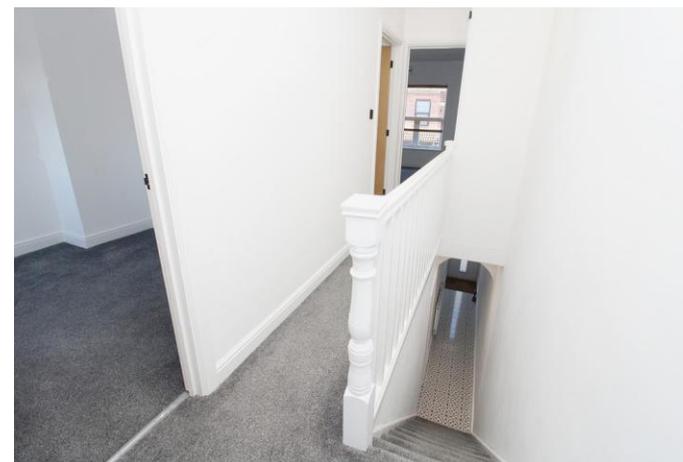
Flagstone patio adjoining the rear of the property with

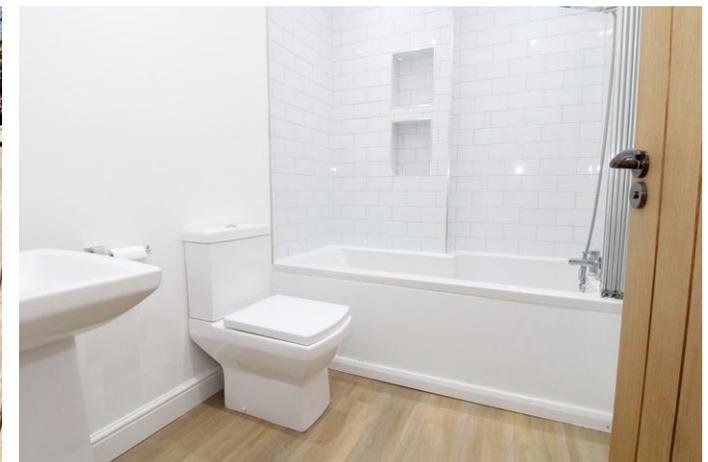
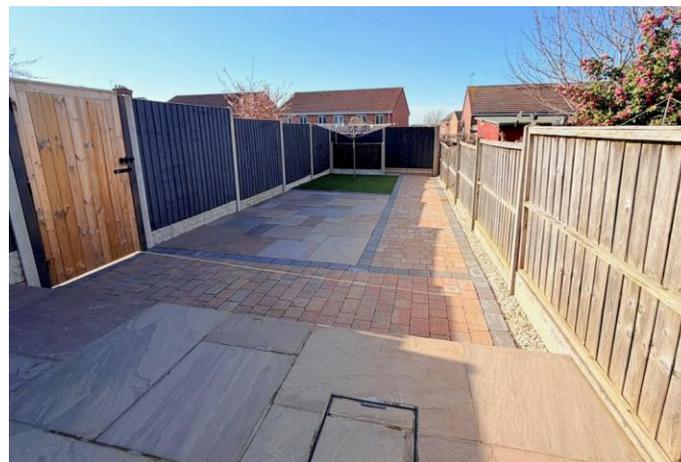
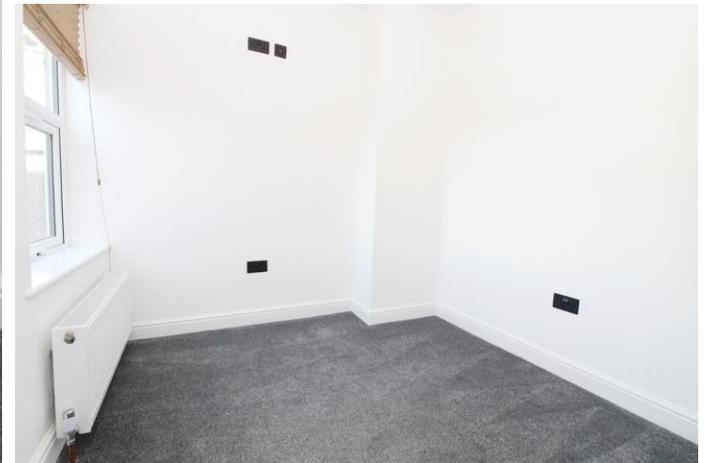


block paving to the side return. The remainder of the garden is then to block paving with slab and turfed areas and a bin storage area at the far end. Lockable timber gate to the shared access. Enclosed by timber fencing to all sides.

COUNCIL TAX

Band B





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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM