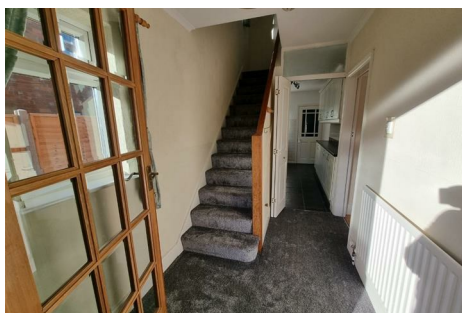


**74 Cromwell Road  
Southfields  
RUGBY  
CV22 5LZ**

**£1,300 Per Month**



- **THREE BEDROOM**
- **AVAILABLE MID NOVEMBER**
- **SEPARATE RECEPTION ROOMS**
- **GROUND FLOOR CLOAKROOM**
- **CLOSE TO TOWN CENTRE**

- **SEMI DETACHED HOME**
- **UNFURNISHED**
- **KITCHEN AND UTILITY**
- **GARAGE AND PARKING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*\* AVAILABLE MID NOVEMBER \*\*\* A traditional three bedroom semi detached property located within the Southfields estate close to Rugby town centre. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, utility, downstairs w.c, three bedrooms and a family bathroom. The property further benefits from upvc double glazing, gas central heating, off road parking, a single garage and front and rear gardens. \*\*\* UNFURNISHED \*\*\*

### **Accommodation Comprises**

Entry via upvc double glazed door into:

#### **Entrance Porch**

Tiled flooring. Glazed timber door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Radiator. Understairs storage cupboard. Window to side aspect.

#### **Lounge**

13'3" x 11'10" (4.06m x 3.63m)

Bay window to front aspect. Decorative feature fireplace. Stripped wood flooring. Radiator. Frosted glazed door to:

#### **Dining / Family Room**

19'3" x 10'11" (5.87m x 3.35m)

Patio doors opening to rear. Feature fireplace with inset gas living flame fire. Radiator.

#### **Kitchen**

13'6" x 6'11" (4.14m x 2.13m)

Fitted with a range of base and wall mounted units with work surface space incorporating a sink and drainer unit with mixer taps over. Part tiled walls. Built in electric double oven with four ring electric hob and extractor over. Dishwasher, washing machine and integrated fridge. Ceramic tile floor. Radiator. Two windows to side aspect. Timber glazed door to:

#### **Utility Room**

Work surface space. Wall mounted double cupboard. Ceramic tile flooring. Radiator. Space for a fridge/freezer. Space for a tumble dryer. Double glazed door to side. Further door to:

#### **Cloakroom / WC**

With suite to comprise; low flush w.c. and wall mounted wash hand basin. Part tiled walls. Ceramic tile flooring. Frosted window to side elevation.

#### **Landing**

Access to loft space. Two storage cupboards. Window to side. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'8" x 11'1" (4.17m x 3.40m)

Bay window to front aspect. Radiator.

#### **Bedroom Two**

12'4" x 10'10" (3.77m x 3.32)

Window to rear aspect. Built in wardrobes. Radiator.

#### **Bedroom Three**

7'10" x 6'11" (2.41m x 2.11)

Window to front aspect. Radiator.

**Bathroom**

With suite to comprise; panelled bath with electric shower over, pedestal wash hand basin and low level w.c. Tiled walls. Ceramic tile flooring. Cupboard housing boiler. Frosted window to rear elevation.

**Front Garden**

Mainly laid to gravel with shrub and herbaceous borders. Low level brick wall to boundary. Concrete driveway.

**Rear Garden**

Mainly laid to lawn with patio area and shrub borders. Timber shed. Timber fencing to boundaries.

**Garage**

Of concrete construction.

**Agents Note**

Deposit: £1500.00

Council Tax Band: D

Energy Efficiency Rating: C

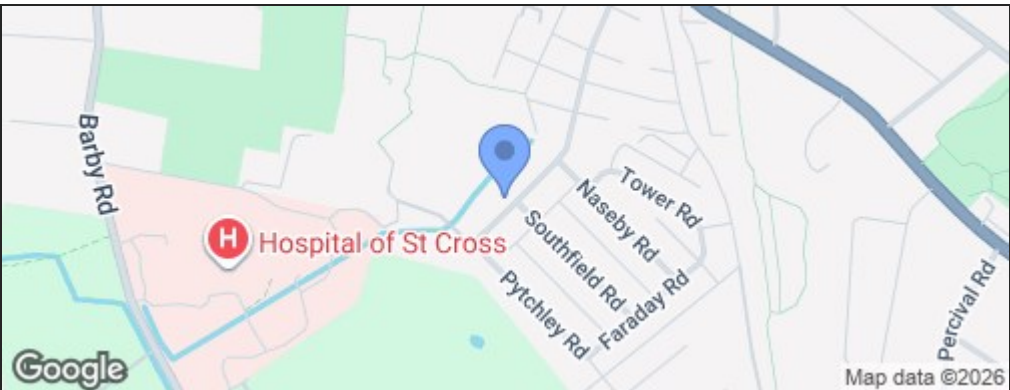








| Energy Efficiency Rating                                                                                                                   |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                            | Current | Potential |
| Very energy efficient - lower running costs                                                                                                |         |           |
| (92 plus) <b>A</b>                                                                                                                         |         |           |
| (81-91) <b>B</b>                                                                                                                           |         |           |
| (69-80) <b>C</b>                                                                                                                           |         |           |
| (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                                                                                                |         |           |
|                                                                                                                                            | 60      | 79        |
| England & Wales <small>EU Directive 2002/91/EC</small>  |         |           |



### 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.