

**5 Gabor Close
Waterside
RUGBY
CV21 1XQ
£1,000 PCM**



- **TWO BEDROOM END TERRACE**
- **UNFURNISHED**
- **REFITTED KITCHEN**
- **OFF ROAD PARKING**

- **FRESHLY REFURBISHED**
- **AVAILABLE MID APRIL**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE MID APRIL**** A spacious two bedroom end of terrace property benefitting from double glazing, radiator heating, fitted kitchen with built in oven and hob, lounge, two double bedrooms, four piece bathroom suite, an enclosed rear garden, and off road parking to the front. Located within close proximity to the town centre and Rugby railway station.
****UNFURNISHED**** Sorry, No Pets.

Accommodation Comprises

Entry via part glazed door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Vinyl click flooring.

Lounge

14'8" x 12'7" (4.49m x 3.85m)

Window to front aspect. Radiator. Television point. Vinyl click flooring.

Fitted Kitchen

12'6" x 8'0" (3.83m x 2.44m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap over. Built in oven, hob, and extractor fan. Space for a fridge/freezer. Plumbing for a washing machine. Cupboard housing central heating boiler. Radiator. Vinyl click flooring. Window overlooking rear garden. Sliding patio doors to rear garden.

Landing

Access to loft. Radiator. Doors off to bedrooms and bathroom.

Bedroom One

10'7" x 10'11" (3.24m x 3.35m)

Window overlooking rear garden. Radiator. Built in wardrobes.

Bedroom Two

12'7" x 9'10" (3.85m x 3.0m)

Window to front aspect. Airing cupboard. Wardrobe recess. Radiator.

Bathroom

Fitted with a four piece white suite to comprise; panelled bath with mixer shower, separate shower cubicle low level w.c. and pedestal wash hand basin. Extractor fan. Chrome towel radiator. Vinyl click flooring.

Front Garden

Area laid to lawn. Off road parking.

Rear Garden

Paved patio area. enclosed by timber panel fencing. Side pedestrian access.

Agents Note

Deposit: £1153.84

Length Of Tenancy: 6 Months

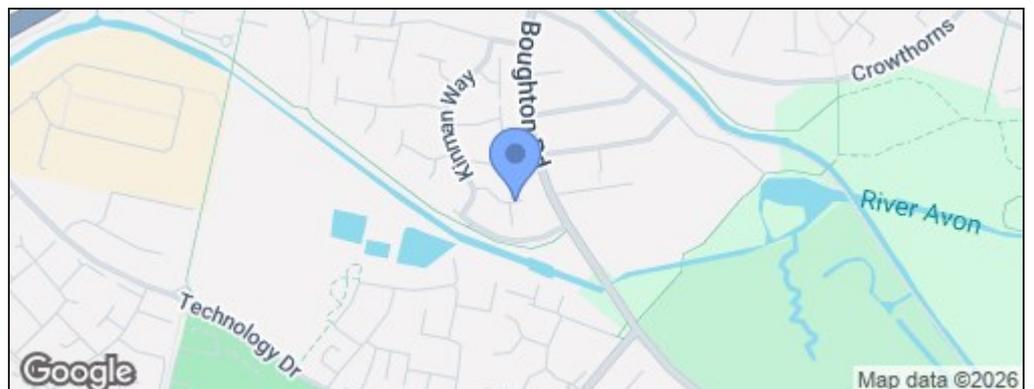
Council Tax Band: B

Energy Efficiency Rating: C





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 88 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales EU Directive 2002/91/EC	



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.