

**7 Houston Road
Old Brownsover
RUGBY
CV21 1BS**

£180,000



- **THREE BEDROOM TERRACE**
- **CLOSE TO TRAIN STATION**
- **ENCLOSED REAR GARDEN**
- **IN NEED OF SOME MODERNISATION**

- **TWO RECEPTION ROOMS**
- **LOFT ROOM**
- **CLOSE TO TOWN & RETAIL PARKS**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

This three-bedroom mid-terraced home is ideally located for easy access to Rugby town centre. The ground floor includes a lounge, an inner lobby with stairs rising to the first floor, a dining room currently used as a study, a fitted kitchen and a ground floor bathroom. On the first floor there are three well-proportioned bedrooms, while the second floor provides an additional loft room, offering valuable extra space and flexibility. To the rear, the low-maintenance paved garden creates a practical outdoor area, complete with a gated boundary and a useful storage space currently set up as a utility area.

Nearby are retail destinations including Elliott's Field and Junction One. The property also offers excellent transport convenience, with straightforward links to the M1 and M45, and Rugby train station just a short distance away, providing mainline services to London and Birmingham.

Accommodation Comprises

Entry via part glazed hardwood front entrance door into:

Lounge

13'5" into bay x 11'8" (4.09m into bay x 3.56m)

Bay window to front aspect. Feature fireplace. Radiator. Door to:

Inner Lobby

Stairs rising to first floor. Door to:

Dining Room

11'8" x 10'2" (3.56m x 3.12m)

Window to rear aspect. Feature fireplace. Radiator. Understairs storage cupboard. Opening to:

Kitchen

12'9" x 6'0" (3.91m x 1.83m)

Fitted with a range of base and eye level units. Built in gas hob and electric oven. Window to side. Door to side giving access to rear garden. Door to:

Bathroom

With suite to comprise; panelled bath with shower over low level w.c., and pedestal wash basin. Radiator. Window to side elevation.

First Floor Landing

Stairs rising to second floor. Doors off to bedrooms.

Bedroom One

11'8" x 12'2" (3.56m x 3.71m)

Window to front aspect. Radiator.

Bedroom Two

8'9" x 12'0" (2.67m x 3.66m)

Window to rear aspect. Radiator.

Bedroom Three

10'9" x 6'3" (3.28 x 1.91)

2 Velux windows double glazed window, and radiator.

Loft Room

12'2" x 11'6" (3.71 x 3.51)

2 X Velux windows.

Front Garden

Laid to paving. Dwarf wall. Pathway to entrance.

Rear Garden

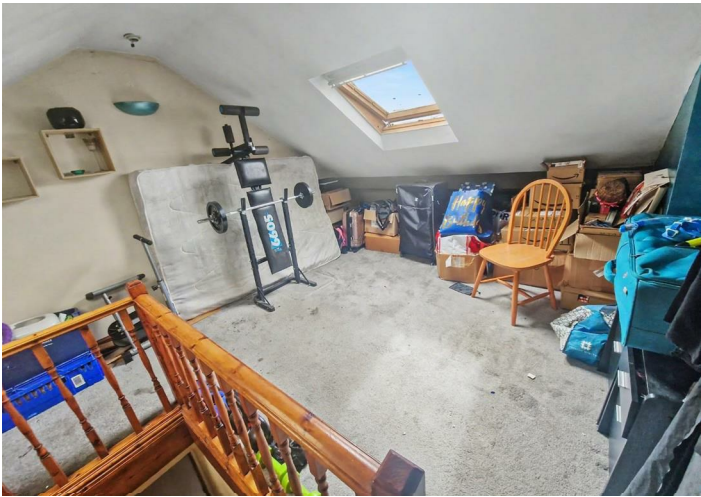
Paved garden enclosed by timber fencing. Gated access to rear.

Agents Note

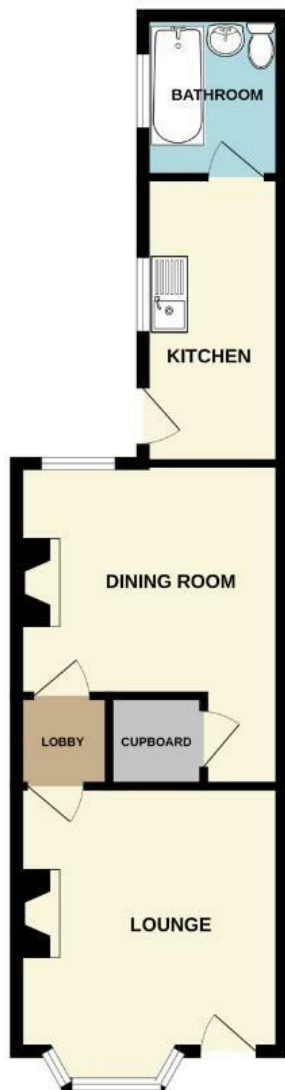
Council Tax Band: A

Energy Efficiency Rating: D





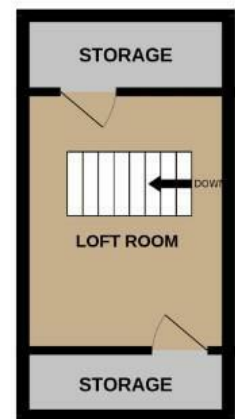
GROUND FLOOR



1ST FLOOR



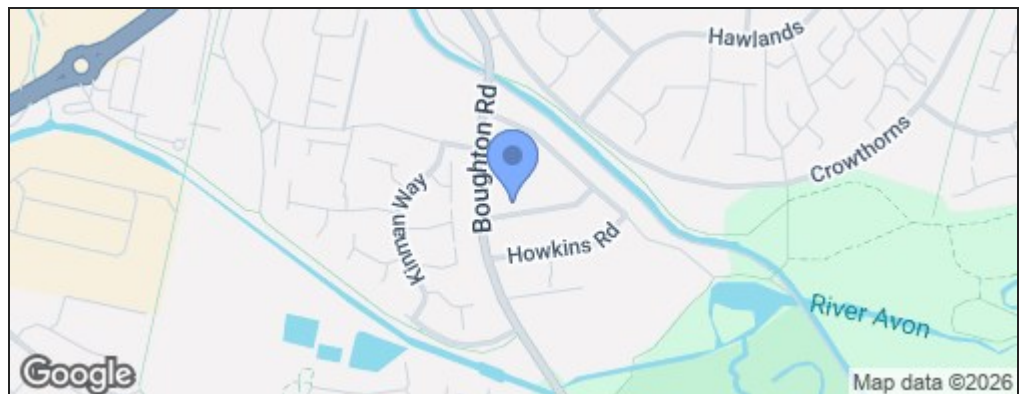
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.