

Corbett Street,
Rugby,

3 Bedroom House - Terraced

£180,000



FOR SALE

archer bassett
LETTINGS AND SALES







CHAIN FREE Superbly presented mid terrace home located close to Rugby town centre and train station and benefiting from gas central heating and double glazing. The accommodation comprises of two spacious reception rooms, a modern fitted kitchen with electric oven and a range of wall and base units. To the first floor are three bedrooms with the master being a large double with built in over stair storage and a part tiled family bathroom with W/C, hand wash basin and bath with shower over. Externally there is a small yard area with useful storage/outhouse.

Living Room
3.38m x 3.83m (11'1" x 12'7")
Double glazed window to front, spacious lounge with feature fireplace.

Dining Room
3.43m x 3.35m (11'3" x 11'0")
Double glazed window to rear, spacious rear reception room.

Kitchen
2.87m x 1.73m (9'5" x 5'8")
Double glazed window to side, modern fitted kitchen with a range of wall and base units and cooker.

Bedroom 1
2.00m x 3.84m (6'7" x 12'7")
Double glazed window to front, spacious bedroom with carpet and built in over stair storage.

Bathroom
1.30m x 2.56m (4'3" x 8'4")
Part tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

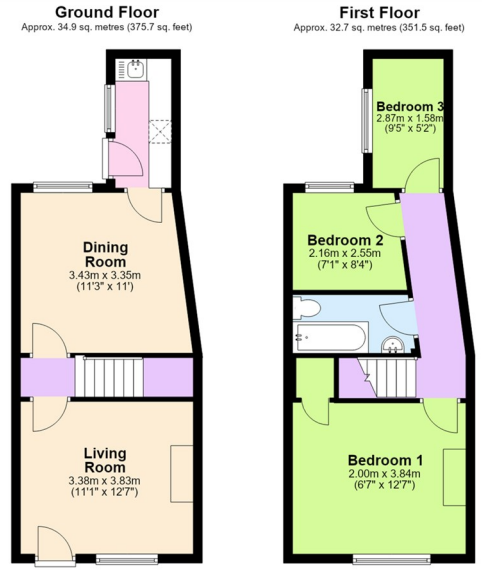
Bedroom 2
2.16m x 2.55m (7'1" x 8'4")
Double glazed window to rear, single room with carpet.

Bedroom 3
2.87m x 1.58m (9'5" x 5'2")
Double glazed window to rear, single room with carpet.

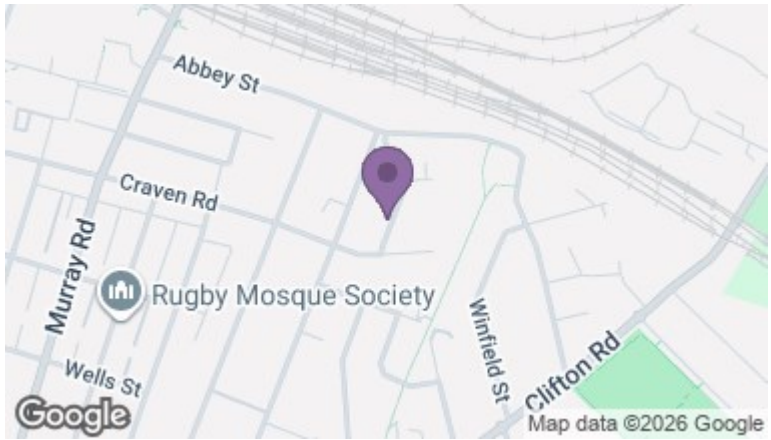
Tenure - Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

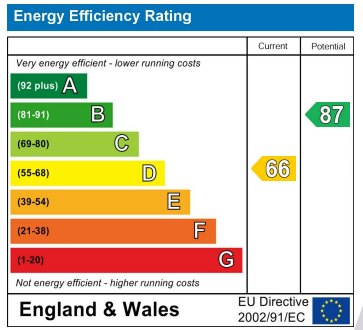
Viewings
Viewings are strictly by appointment only via Archer Bassett.

Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



Total area: approx. 67.6 sq. metres (727.2 sq. feet)





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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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