

**14 Abbey Street
Town Centre
RUGBY
CV21 3LH**

£145,000



- **TWO BEDROOM**
- **NO ONWARD CHAIN**
- **SEPARATE RECEPTION ROOMS**
- **ENCLOSED REAR GARDEN**

- **MID TERRACE HOME**
- **FIRST FLOOR BATHROOM**
- **UTILITY AREA**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

A traditional two-bedroom mid-terrace home close to Rugby Town Centre, offered with no onward chain. The layout includes a lounge, dining room, kitchen, utility area, two double bedrooms and a first-floor bathroom. Outside, there is an enclosed rear garden, and the property would benefit from some cosmetic updating.

The location is highly convenient, within walking distance of the town centre and Rugby railway station, with direct services to London Euston in around 50 minutes and Birmingham New Street in about 30 minutes. The area also provides easy access to the M1, M6 and M45, along with a good range of local amenities including shops, restaurants, pubs, Rugby theatre, library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via Opaque part glazed front entrance door into:

Storm Porch

Ceramic tile floor. Hardwood door into:

Lounge

10'10" x 11'3" (3.31 x 3.43)

Box bay window to front. Radiator. Wall mounted gas fire. Built in bookshelf.

Inner Lobby

Stairs rising to first floor. Sliding door through to:

Dining Area

10'10" x 11'3" (3.32 x 3.43)

Window to rear aspect. Understairs storage cupboard. Opening through to:

Kitchen

9'11" x 5'11" (3.03 x 1.81)

Fitted with a range of base and eye level units. Part tiled walls. Wall mounted gas central heating boiler. Radiator. Space for a freestanding cooker. Two windows to side aspect. Opening through to:

Rear Lobby/Utility Area

4'9" x 5'11" (1.46 x 1.81)

Two windows to rear aspect. Ceramic tiled floor. Opaque part glazed upvc door to side.

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

11'0" x 11'3" (3.37 x 3.43)

Window to front aspect. Radiator.

Bedroom Two

10'11" x 8'3" (3.34 x 2.52)

Window to rear aspect. Radiator. Storage cupboard.

Bathroom

With four piece suite to comprise; shower cubicle, panelled bath, pedestal wash hand basin, and low level w.c. Part tiled walls. Radiator. Opaque window to side elevation.

Front Garden

Courtyard style with brick wall to boundary. pathway to entrance.

Rear Garden

Area laid to lawn. Timber shed. Brick walls to boundaries.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: D





