The Rise Rugby Road
Brandon
RUGBY
CV8 3HU

£1,200 Per Month









- THREE BEDROOM
- LOUNGE / DINING ROOM
- AVAILABLE MID JANUARY
- GARAGE AND PARKING
- MID TERRACE HOME
- UNFURNISHED
- REFITTED KITCHEN
- ENERGY EFFICIENCY RATING C

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AVAILABLE MID JANUARY A spacious three bedroom mid terrace property that benefits from upvc double glazing, gas radiator central heating, lounge/dining room, refitted kitchen with built in appliances, three first floor bedrooms, and a bathroom with four piece suite. Externally, there is an enclosed rear garden, off road parking, and a garage. **UNFURNISHED**

Accommodation Comprises
Entry via upvc front entrance door with leaded light stained glass inserts into.

Entrance Hall
Stairs rising to first floor. Radiator. Understairs storage cupboard. Inset spotlights. Doors to:

Lounge / Dining Room
24'7" x 13'1" max (7.50m x 4.00m max)
Window to front aspect. Living flame effect gas fire with attractive surround. Two radiators. Sliding patio doors to rear garden.

Kitchen
11'7" x 7'7" (3.54m x 2.32)
Refitted with a range of base and eye level units with work surface space incorporating a bowl and a half acrylic sink unit with mixer tap over. Built in double oven, gas hob and extractor fan. Fitted dishwasher. Cupboard housing central heating boiler. Tiling to all splash areas. Inset spotlights. Space and plumbing for a washing machine. Space for a fridge. Partly glazed upvc door to rear garden.

First Floor Landing
Access to loft space. Inset spotlights. Doors to:

Bedroom One
11'11" x 10'1" (3.65m x 3.08m)
Window to front aspect. Built in wardrobes to one wall. Radiator.

Bedroom Two
12'2" x 12'2" (3.73m x 3.71m)
Window overlooking rear garden. Radiator.

Bedroom Three
8'0" x 7'6" (2.45m x 2.30m)
Window to front aspect. Built in wardrobe. Fitted bed with matching chest of drawers. Radiator.

Bathroom
Four piece suite to comprise; panelled bath with mixer shower over, wash hand basin with vanity unit, low level w.c. with concealed cistern, and a separate shower cubicle with mixer shower. Tiled walls. Tiled floor. Frosted windows to rear elevation. Chrome towel radiator.

Front Garden
Laid to lawn with pathway to entrance.

Rear Garden
Paved patio area. Lawn area with steps rising to off road parking area and garage.

Garage
9'7" x 13'5" (2.94m x 4.11m)
(Restricted size) TWin wooden doors with power and light connected.

Agents Note

Deposit: £1384.61
Council Tax Band: C
Energy Efficiency Rating: C

















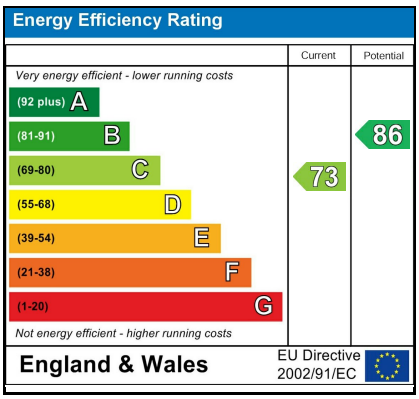



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