

**1 Drummond Road  
Cawston  
RUGBY  
CV22 7TN**

**£1,450 PCM**



- **THREE BEDROOM**
- **AVAILABLE NOW**
- **THREE STOREY**
- **OFF ROAD PARKING AND GARAGE**
- **LOUNGE AND KITCHEN/DINER**

- **SEMI DETACHED HOME**
- **UNFURNISHED**
- **TWO BATHROOMS**
- **GROUND FLOOR W.C.**
- **ENERGY EFFICIENCY RATING C**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** A three bedroom, modern semi detached home with accommodation set over three floors, located in the popular area of Cawston. In brief, the accommodation comprises; entrance hall, ground floor w.c., lounge and kitchen/dining room to the ground floor. To the first floor there are two bedrooms and a family bathroom. To the second floor is the main bedroom with an ensuite bathroom. Externally, there is off road parking, a garage and an enclosed rear garden. **\*\*UNFURNISHED\*\*** Sorry, No Pets.

The property is conveniently located for a range of local shops and amenities, Cawston Grange Primary School and Rugby's outstanding independent preparatory school. There are countryside walks close by and easy access to Rugby's relief road, which is ideal for commuters requiring the town centre or M6. Rugby Railway Station is a ten minute drive and operates mainline services to London Euston and Birmingham New Street.

### **Accommodation Comprises**

Entry via hardwood door into:

#### **Entrance Hall**

Dog leg stairs rising to first floor. Wood laminate flooring. Radiator. Window to front aspect. Doors off to:

#### **Cloakroom/W.C.**

With low level w.c. and pedestal wash hand basin. Tiling to splash areas. Radiator. Wood laminate floor covering. Extractor fan.

#### **Lounge**

14'5" x 10'5" (4.41m x 3.20m)

Window to rear aspect. Twin upvc fully glazed doors opening to rear garden. Radiator. Coving to ceiling.

#### **Kitchen / Dining Room**

17'6" x 9'5" (5.34m x 2.89m)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half sink unit with mixer tap over. Tiled splash backs. Built in gas hob and oven. Stainless steel splash back and extractor hood. Built in fridge and freezer. Built in washing machine. Cupboard housing central heating area. Inset spotlights. Wood laminate floor covering. Twin upvc fully glazed doors opening to rear garden. Radiator.

#### **First Floor Landing**

Stairs rising to second floor. Window to front aspect. Storage cupboard. Radiator. Further cupboard housing hot water cylinder. Doors to:

#### **Bedroom Two**

16'11" x 8'5" (5.17m x 2.58m)

Two windows to rear aspect. Radiator. Built in wardrobes.

#### **Bedroom Three**

14'5" x 8'5" (4.41m x 2.58m)

Two windows to front aspect. Further window to side aspect. Storage cupboard. Radiator.

#### **Family Bathroom**

With suite to comprise; panel bath with mixer shower and shower screen, wash hand basin with vanity unit, and low level w.c. with concealed cistern. Electric shaver point. Extractor fan. Towel radiator. Inset spotlights. Frosted window to rear elevation.

## **Second Floor Landing**

Velux window. Radiator. Door to:

## **Bedroom One**

17'0" x 16'11" (5.19m x 5.16m)

Two velux windows. Further windows to front and rear aspects. Storage cupboard with hanging space. Two radiators. Door to:

## **Ensuite Bathroom**

With four piece suite to comprise; shower cubicle with mixer shower, panel bath, pedestal wash hand basin and low level w.c. Tiling to splash areas. Wood laminate floor covering. Towel radiator. Electric shaver point. Velux window to rear.

## **Front Garden**

Flower and shrub borders. Pathway to entrance. Driveway to garage.

## **Garage**

With up and over style door. Power and light connected. Service door to rear garden.

## **Rear Garden**

Mainly laid to lawn with maturing flower, shrub and evergreen borders. Area laid to pea gravel. Patio area.

## **Agents Note**

Deposit: £1673.07

Length Of Tenancy: 6 Months

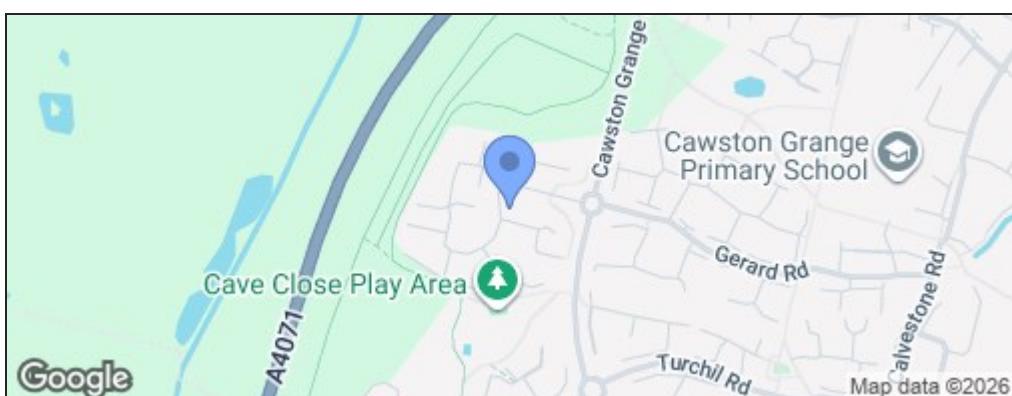
Council Tax Band: D

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.