

**15 Alfred Street
Town Centre
RUGBY
CV21 2EL**



Offers Over £225,000



- **AN IMMACULATE TWO BEDROOM MID TERRACE**
- **STUNNING REFITTED KITCHEN/DINING ROOM**
- **MODERN DOWNSTAIRS SHOWER ROOM**
- **UNDERFLOOR ELECTRIC HEATING**
- **SUMMER HOUSE/HOME OFFICE**

- **HIGH QUALITY FITTINGS**
- **DRESSING ROOM/LOUNGE**
- **TOP QUALITY REFITTED BATHROOM**
- **LANDSCAPED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

An IMMACULATELY presented traditional mid terrace home which has been COMPLETELY MODERNISED and refitted by the current owner to a VERY HIGH STANDARD. This property has a luxurious feel, with its underfloor heating, refitted modern bathrooms and kitchen, top quality home fittings, and dining area with a multi fuel burner. In brief, the accommodation comprises; entrance hall, lounge, modern kitchen/dining room, ground floor shower room, two first floor bedrooms and a large bathroom with his and hers wash basins. Externally there is an enclosed landscaped rear garden with generous patio area, and a summerhouse/office. This property also benefits from upvc double glazing, gas radiator heating. Additionally, there is electric underfloor heating to the ground floor and the first floor bathroom. Close by, there are shops, restaurants, public houses, schooling for all ages, Rugby theatre, Rugby library, local Parks and Rugby School. This location is also ideal for easy access to key road links including (M1, M6, A5 and A45.) and Rugby railway station which operates mainline services to London Euston and Birmingham New Street making this location ideal for commuters.

Accommodation Comprises

Entry via covered entrance with obscure upvc double glazed entrance door into:

Hallway

Laminate herringbone flooring. Modern vertical radiator. Underfloor heating. Oak stairs with LED feature lighting rising to first floor. Door to lounge. Opening to dining area.

Lounge

11'2" x 9'11" (3.41m x 3.03m)

(currently used as a dressing room) Window to front aspect with made to measure blind. Wall mounted storage. Radiator. Underfloor heating.

Dining Area

15'5" x 13'6" (4.71m x 4.13m)

Laminate herringbone flooring. Wall mounted thermostat and control for underfloor heating. Understairs storage. Exposed feature brick chimney breast with inset multi fuel burner. Spotlights. Vertical radiator. Underfloor heating. French doors leading into outside lobby.

Refitted Kitchen Area

8'5" x 7'6" (2.58m x 2.30m)

Refitted with an extensive range of high gloss soft closing high quality units providing plenty of storage. Space for an American style fridge/freezer. Built in electric oven. Four ring induction hob with extractor over. Timber work surfaces with inset one and a half bowl resin sink and drainer unit. Pull out bin cupboard. Built in dishwasher. Space and plumbing for a washing machine. Spotlights. Feature LED kickboard lighting. Underfloor heating. Window to side. Door to:

Ground Floor Shower Room

Refitted with a modern suite to comprise; walk in shower cubicle with rainfall shower, vanity unit with wash hand basin, and low level w.c. with concealed cistern. Laminate herringbone flooring. Tiled walls. Contemporary heated towel radiator. LED mirror. Spotlights. Underfloor heating. Velux window. Frosted window to side elevation.

First Floor Landing

Access to loft space. Radiator. Timber doors off to:

Bedroom One

(Currently used as a TV lounge) Window to front aspect with made to measure blind. Radiator. Wooden flooring.

Bedroom Two

10'7" x 9'3" (3.23m x 2.84m)

Window to rear aspect. Radiator. Wooden flooring.

Refitted Bathroom

13'3" x 7'6" (4.04m x 2.30m)

Vanity unit with his and hers wash basins and bronze taps over. High gloss bath. Low level w.c. Spotlights. Wood and porcelain tile flooring. Part tiled walls. Airing cupboard housing combi boiler. Contemporary radiator. Underfloor heating. Window to rear aspect.

Covered Walkway

Tiled flooring. French doors to dining area. Led lighting.

Rear Garden

Large tiled patio area with log store. Sleeper steps leading up to lawn area. Stepping stones leading to summer house. External power points and feature lighting. Enclosed by timber fencing. Aged side pedestrian access.

Summer House / Home Office

8'9" x 7'6" (2.68m x 2.31m)

Double glazed twin doors. Heating, power and water supply. Further glazed door to storage area.

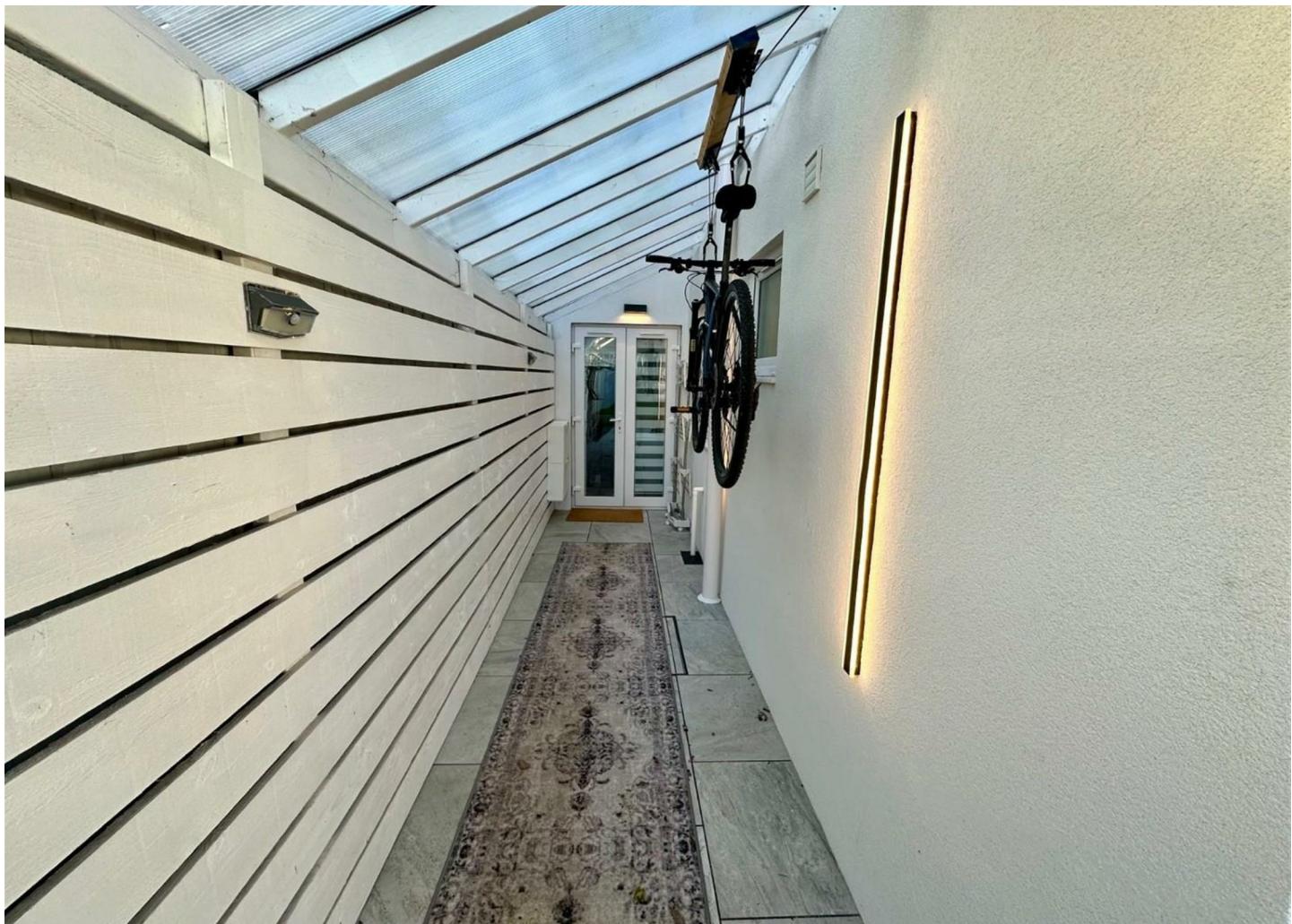
Agents Note

Local Authority: Rugby

Council Tax Band: B

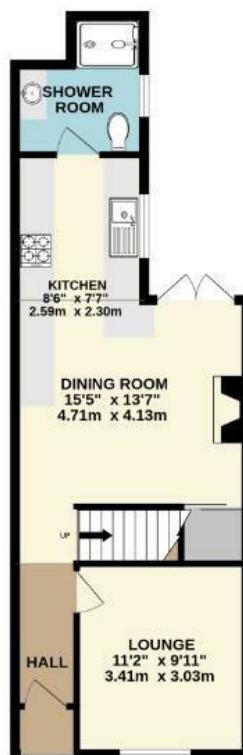
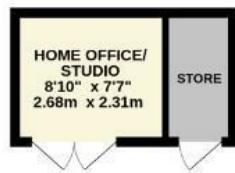
Energy Efficiency Rating: D





GROUND FLOOR

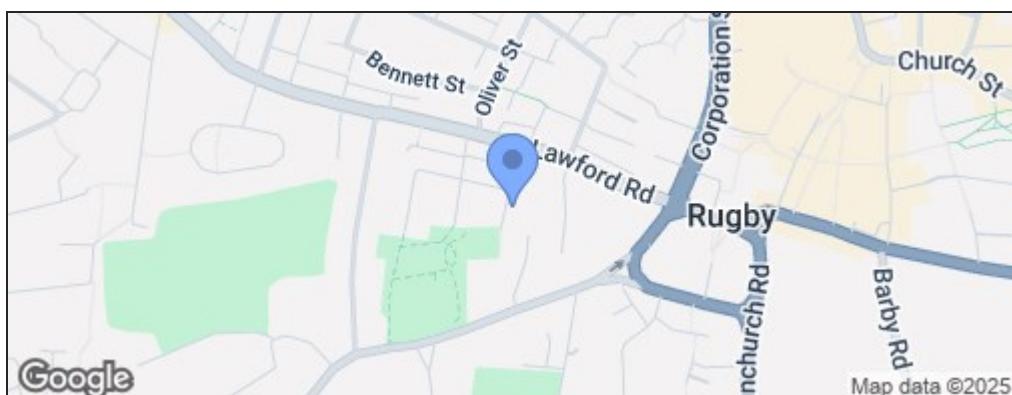
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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		
(55-68) D	65	
(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.