

**92 Winfield Street  
Town Centre  
RUGBY  
CV21 3SH**

**£1,150 Per Month**



- **THREE BEDROOM**
- **AVAILABLE NOW**
- **GROUND FLOOR BATHROOM**
- **NEWLY FITTED KITCHEN AND BATHROOM**
- **CLOSE TO AMENITIES**

- **TRADITIONAL TERRACE**
- **UNFURNISHED**
- **UTILITY ROOM**
- **NEW FLOORING**
- **ENERGY EFFICIENCY RATING E**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** A three bedroom traditional terraced property located with easy access to Rugby town centre and Rugby Railway Station. This property has undergone a complete refurbishment program including a central heating system, fitted kitchen and bathroom. In brief, the accommodation comprises; entrance hall, lounge, dining room, kitchen, ground floor bathroom, utility room and three first floor bedrooms. Externally there is an enclosed rear garden and a courtyard style garden to the front. **\*\*UNFURNISHED\*\***

### **Accommodation Comprises**

Entry via upvc door into:

#### **Entrance Hall**

Stairs rising to first floor landing. Wood laminate floor covering. Doors to:

#### **Lounge**

11'3" x 10'4" (3.43m x 3.17m)

Window to front aspect. Meter cupboard. Radiator. Feature fireplace. Wood laminate floor covering.

#### **Dining Area**

11'1" x 10'7" (3.40m x 3.25m)

Window to rear. Wood laminate floor covering. Radiator. Feature fireplace. Door to:

#### **Kitchen**

Fitted with a range of light grey base and eye level units with work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Built in electric oven, gas hob and extractor fan. Space and plumbing for a washing machine. Space for a fridge/freezer. Chrome radiator. Metro tiling. Vinyl floor covering. Understairs storage cupboard. Window to side aspect. Partly glazed upvc door to garden.

#### **Bathroom**

With three piece white suite to comprise; panel bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Vinyl floor covering. Extractor fan. Frosted window to side elevation. Chrome radiator. Door to:

#### **Utility Room**

Space and plumbing for a washing machine. Wall mounted central heating boiler. Frosted window to rear elevation.

#### **First Floor Landing**

Access to loft space. Airing cupboard. Radiator. Doors off to bedrooms.

#### **Bedroom One**

14'2" x 7'3" (4.32m x 2.23m)

Two windows to front aspect. Decorative victorian fireplace. Radiator.

#### **Bedroom Two**

12'4" x 9'4" (3.78m x 2.87m)

Window to rear aspect. Decorative victorian fireplace. Radiator.

#### **Bedroom Three**

11'1" x 7'1" (3.40m x 2.18m)

Window to rear aspect. Decorative victorian fireplace. Radiator.

**Externally Front**

Courtyard style garden. Pathway to entrance.

**Rear Garden**

Paved patio area. Area laid to lawn. Side pedestrian access.

**Agents Note**

Deposit: £1326.92

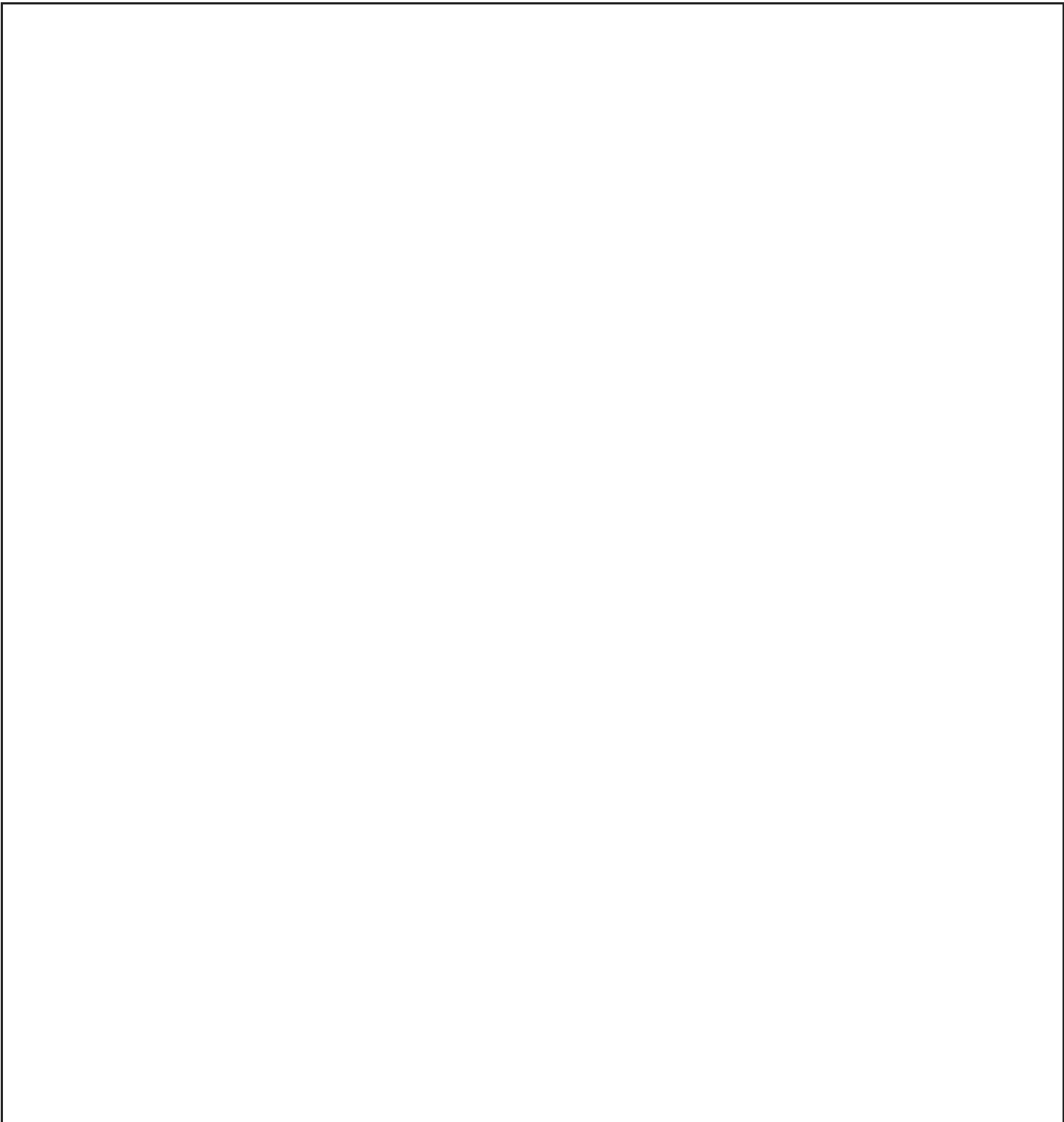
Council Tax Band: A

Energy Efficiency Rating: E

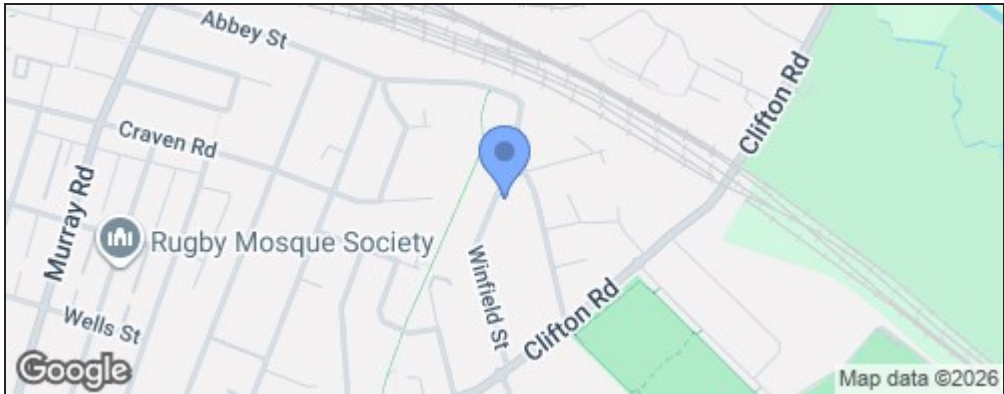








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.