



EDWARD KNIGHT
ESTATE AGENTS

Craven Road, Rugby, CV21 3JY

£1,200 PCM - FEES APPLY





A good size, recently improved three bedroom traditional mid terrace property located within walking distance of Rugby town centre and railway station. The well presented accommodation briefly comprises: entrance hall, lounge, dining room, kitchen/breakfast room, ground floor w.c, three well proportioned bedrooms and first floor refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a southerly facing rear garden. Available early July. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a part obscure double glazed panel effect UPVC entrance door. Wall mounted electric meter and consumer unit. Single panel radiator. Coving. Original tiled floor. Stairs rising to the first floor. Door to the dining room. Door to:

LOUNGE

12' 4" min x 10' 8" (3.76m x 3.25m)

uPVC double glazed bay window to the front aspect. Double panel radiator with thermostat. Wall mounted programmable thermostat for central heating. Wood effect laminate flooring. Picture rail and coving. Decorative cast-iron fireplace. Opening through to:



DINING ROOM

13' 0" x 10' 10" (3.96m x 3.3m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Wood effect laminate flooring. Built-in alcove storage cupboard. Picture rail. Door to the Kitchen. Door to:



GROUND FLOOR W.C

Understairs storage area with gas meter. Refitted low-level toilet and wash hand basin with vanity unit under. Part tiled floor. Extractor fan.

KITCHEN/BREAKFAST ROOM

17' 3" x 8' 4" (5.26m x 2.54m)

A refitted range of eye and base level units surmounted by wood effect roll edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in single electric oven, ceramic hob and extractor hood. Space and plumbing for a washing machine and fridge freezer. Built-in cupboard housing a combination boiler. Tiled floor. Double panel radiator with thermostat. uPVC double glazed window to the side aspect. uPVC double glazed window to the rear aspect. uPVC panel effect door to the rear garden.

STAIRS & LANDING

Smoke alarm. Built-in overstairs storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE

13' 10" x 11' 10" (4.22m x 3.61m)

UPVC double glazed window to the front aspect. Double panel radiator with thermostat.

BEDROOM TWO

13' 0" x 8' 7" (3.96m x 2.62m)

UPVC double glazed window to the rear aspect. Double panel radiator with thermostat.

BEDROOM THREE

13' 1" x 8' 5" (3.99m x 2.57m)

UPVC double glazed window to the rear aspect. Double panel radiator with thermostat.

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Aqua panelled walls. Wood effect vinyl floor. Recessed ceiling spotlights. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the side aspect.



FRONT

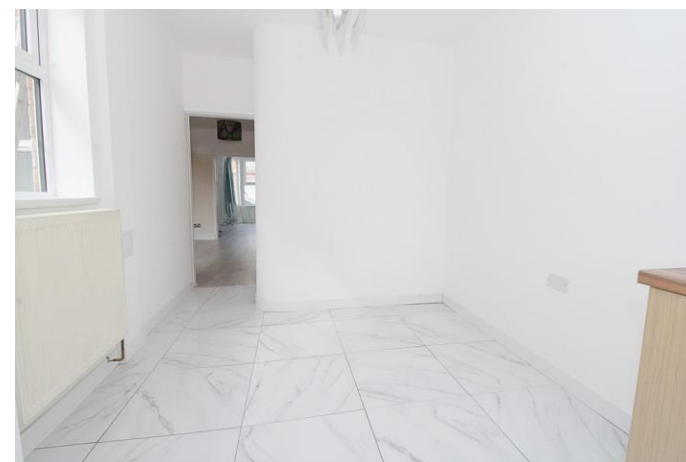
Concrete fore garden retained by brick walls.

REAR GARDEN

Concrete slab areas adjoining the side and rear of the property with cold water tap. Black brick pathway leading to a timber gate at the very rear of the garden. Two lawned areas. Slab hardstanding at the rear with timber shed. Enclosed by brick walls and timber fencing to all sides.

COUNCIL TAX

Band B





FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: gas, water, electric, council tax, telephone, broadband etc and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

Energy Efficiency Rating

