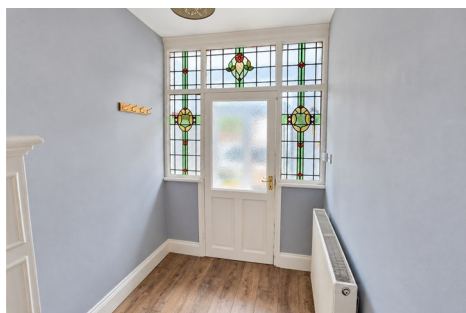


**46 Frederick Street
Town Centre
RUGBY
CV21 2EN**

Guide Price £215,000



- **THREE BEDROOMS**
- **LOW MAINTENANCE GARDEN**
- **VACANT POSSESSION**
- **NO THROUGH ROAD**

- **ORIGINAL FEATURES**
- **END OF TERRACE**
- **CLOSE TO TOWN CENTRE**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom end terrace home positioned close to Rugby town centre, offering a blend of character and modern comfort. The entrance hall leads into a welcoming lounge that opens through to the dining room, creating a natural flow for everyday living. The fitted kitchen sits beyond, with a conservatory adding an additional light filled space. Upstairs, three well proportioned bedrooms are served by a neatly appointed bathroom. The property retains many original character features and benefits from upvc double glazing and gas radiator heating. Externally, there is a low maintenance enclosed courtyard garden. The home is offered with NO ONWARD CHAIN.

The location provides exceptional convenience, within easy walking distance of the town centre and Rugby railway station, where mainline services reach London Euston in around fifty minutes and Birmingham New Street in approximately thirty. Access to the region's motorway network is straightforward, with the M1, M6 and M45 all close at hand. A wide range of amenities lies nearby, including shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School, placing everything within comfortable reach.

Accommodation Comprises

Entry via upvc double doors into:

Entrance Porch

Minton tile flooring. Original leaded glass hardwood door and side panel into:

Entrance Hallway

Stairs rising to first floor. Understairs storage cupboard. Radiator. Minton tile flooring. Doors off to lounge, dining room and kitchen.,

Lounge

11'3" plus bay x 12'4" into recess (3.43m plus bay x 3.78m into recess)

Bay window to front aspect. Gas fire and surround. Radiator. Cupboard housing electric meter and consumer unit. Archway through to:

Dining Room

13'1" x 11'3" max (4.01m x 3.45m max)

French doors opening to rear garden. Radiator.

Kitchen

13'1" x 7'1" (3.99m x 2.16m)

Fitted with a range of base and wall mounted units. Work surface space. Sink and drainer unit with mixer tap over. Gas cooker. Space and plumbing for a slimline dishwasher. Space for an under counter fridge and an under counter freezer. Radiator.

Conservatory

9'8" x 8'3" (2.95m x 2.54m)

Of upvc and brick construction. With windows to rear and side. Door opening to rear garden. Space and plumbing for a washing machine.

First Floor Landing

Doors off to bedrooms and bathroom.

Bedroom One

13'5" max x 12'11" (4.11m max x 3.96m)

Window to rear aspect. Cupboard housing boiler. Radiator.

Bedroom Two

12'4" x 11'6" into recess (3.78m x 3.51m into recess)

Window to front aspect. Radiator.

Bedroom Three

9'10" x 7'4" (3.02m x 2.24m)

Window to front aspect. Radiator.

Bathroom

With suite to comprise; bath with shower attachment, separate shower cubicle, pedestal wash hand basin, and low level w.c. Chrome heated towel rail.

Externally Front

Gated access to rear garden.

Rear Garden

Courtyard style garden with large timber shed. Enclosed by brick wall and timber fencing.

Agents Note

Council Tax Rating: B

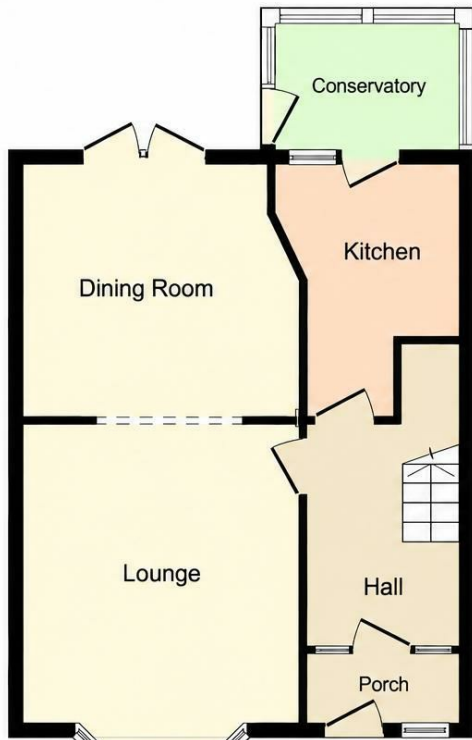
Energy Efficiency Rating: D

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

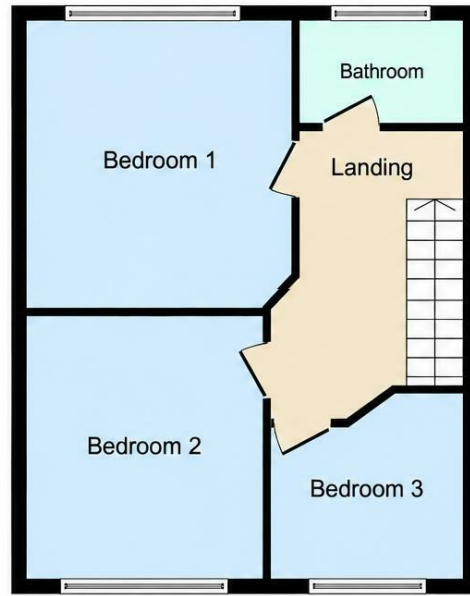






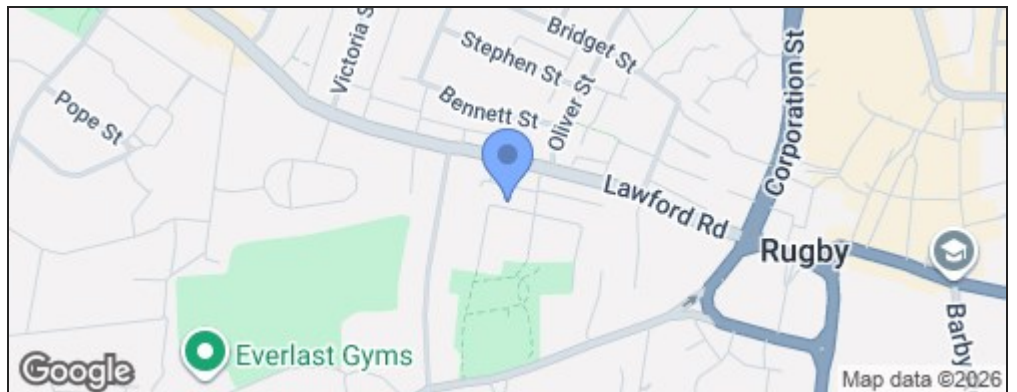


Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
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.