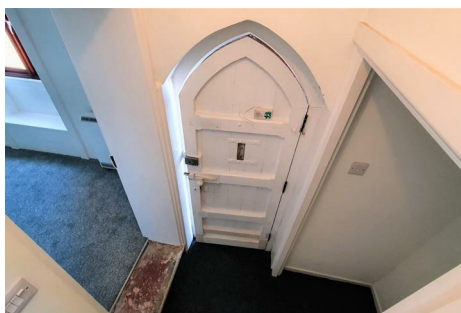


**The Church House St Edmund's
Church, Church Lane**

**RUGBY
CV23 9JY**

£795 Per Month



- **TWO BEDROOM**
- **UNFURNISHED**
- **FITTED KITCHEN**
- **THREE STOREY ACCOMMODATION**

- **SEMI DETACHED COTTAGE**
- **AVAILABLE NOW**
- **FITTED BATHROOM**
- **RURAL LOCATION**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Available now. A two bedroom three storey home. Ideally suited to a single occupant or a couple. In brief, the property comprises; fitted kitchen, fitted bathroom, lounge, and a bedroom. The property benefits from an electric heating system. Located in the village of Thurlaston and attached to the local church with countryside views over the Warwickshire countryside and Draycote Water. Unfurnished.

Accommodation Comprises

Entry via ornate wooden door into:

Entrance Hall

Staircase rising to first floor. Understairs storage cupboard. Door to:

Lounge

11'10" x 11'10" (3.63m x 3.63m)

Window to front aspect. Electric storage heater. Cupboard to the side of chimney breast. Door and step down to:

Kitchen

8'7" x 7'10" (2.64m x 2.4m)

Fitted with a range of base and eye level units with solid beech work surface space incorporating a stainless steel sink unit with mixer tap over. Built in single oven, electric hob and extractor fan. Plumbing for a washing machine. Fridge space. Electric panel heater. Window to rear. Partly glazed door to rear garden. Further cupboard housing hot water cylinder. Door to:

Bathroom

With white suite to comprise panelled bath with electric shower and shower screen, pedestal wash hand basin with vanity unit and low level w.c. with concealed cistern. Electric towel radiator. Tiling to splash areas. Frosted window to rear elevation.

First Floor Landing

Window to side aspect. Stairs rising to second floor. Door to:

Bedroom One

11'10" x 11'10" (3.63m x 3.63m)

Window to front aspect. Electric storage heater. Chimney recess.

Second Floor Landing

Window to side aspect. Door to:

Bedroom Two

11'10" x 11'10" (3.63m x 3.63m)

Window to front aspect. Electric storage heater. Chimney recess. Access to loft space.

Agents Note

Deposit: £917.30

Council Tax Band: C

Energy Efficiency Rating: N/A





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			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.