

**93 Cambridge Street
Town Centre
RUGBY
CV21 3NH
£260,000**



- **FOUR BEDROOM**
- **RECENTLY CONVERTED**
- **NEW KITCHEN WITH APPLIANCES**
- **NO ONWARD CHAIN**
- **FOUR EN SUITE**
- **EXTENDED TRADITIONAL MID TERRACE**
- **TOP FLOOR ROOM WITH NEW KITCHEN**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A traditional extended mid terrace property converted by the current owners to provide four bedrooms with their own ensuites, arranged over three floors. The property does require some minor cosmetic finishing touches but is done to a fantastic standard with all electric and plumbing already in place. Large new fitted kitchen with appliances. Second floor en suite bedroom and new fitted kitchen area. External lounge via landscaped rear garden. The property must be viewed to be appreciated.

The property is conveniently situated, being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via composite front entrance door into:

Entrance Hall

Undertairs storage cupboard. Further storage cupboard. Connecting doors to:

Ground Floor Bedroom

18'2" max x 6'7" max (5.56 max x 2.03 max)

Window to front aspect. Opening through to:

Ground Floor Ensuite

With low level w.c., wash hand basin with vanity unit, and a double shower enclosure with mixer shower.

Kitchen

31'1" x 8'3" (9.48 x 2.54)

Newly fitted with a range of eye and base level units with roll top work surface space. One and a half bowl sink and drainer unit with mixer tap over. Electric hob with extractor canopy over. Two ovens. Two fridge/freezers with built in surround. Built in dishwasher. LED strip lighting. Two skylight windows. Window to side. French doors leading to rear aspect with side window panel. Large cupboard housing the central heating boiler and hot water tank.

First Floor Landing

Stairs rising to second floor. Connecting doors to:

Bedroom

7'10" x 10'4" (2.4 x 3.17)

Window to rear aspect. Radiator. Access to:

Ensuite

Quadrant shower enclosure with mixer shower. Wash hand basin with vanity unit. Low level w.c. Heated towel rail. Extractor fan. Recessed spotlights.

Bedroom

8'2" x 10'4" (2.5 x 3.17)

Window to front aspect. Access to:

Ensuite

Quadrant shower enclosure with mixer shower. Wash hand basin with vanity unit. Low level w.c. Heated towel rail. Spash backs. Extractor fan. Recessed spotlights.

Second Floor Bedroom

8'4" x 10'4" (2.55 x 3.17)

Window to rear aspect. Radiator.

Kitchenette Area

14'3" max x 5'8" max (4.35 max x 1.73 max)

Roll top work surface with sink and drainer unit. Electric hob with extractor canopy over. Built in microwave. Built in fridge. Skylight window.

Ensuite Shower

Shower enclosure with mixer shower and aqua boarding. Extractor fan. Recessed spotlight. Wash hand basin with vanity unit. Low level w.c. Radiator with towel rail. Recessed spotlights. Skylight window.

Front Garden

Pathway to entrance.

Rear Garden

Timer fencing to sides. Block paved pathway leading to:

External Lounge

16'2" x 8'10" (4.94 x 2.71)

Of brick construction. Power supply. French doors. Rear pedestrian door.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: D

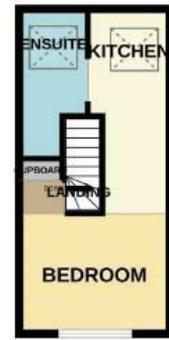
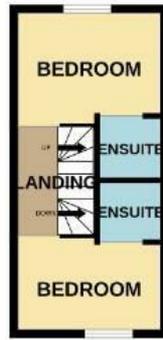
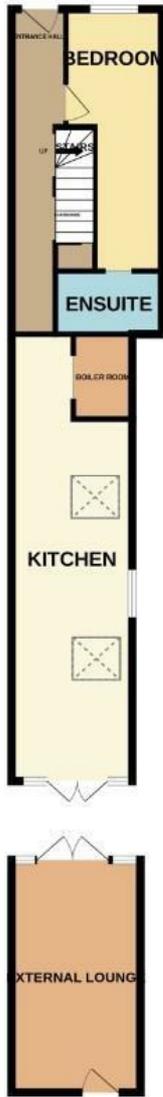




GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.

2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.