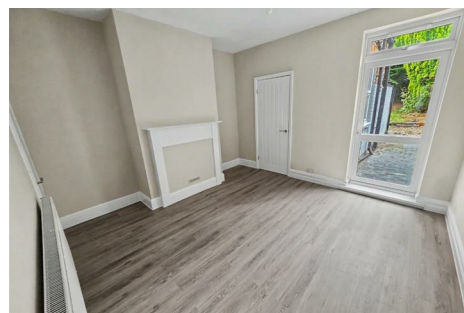
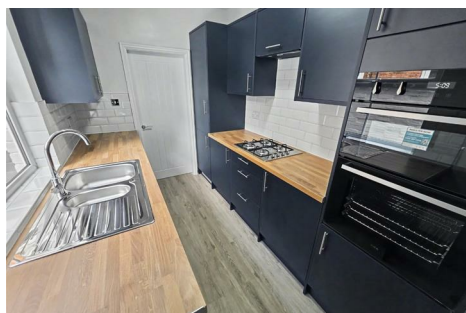


**31 King Edward Road
Town Centre
RUGBY
CV21 2TA
£225,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **REFITTED KITCHEN**
- **NO ONWARD CHAIN**

- **TRADITIONAL TERRACE**
- **REFITTED BATHROOM**
- **ENCLOSED REAR GARDEN**
- **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 mid-terrace home offering two inviting reception rooms, a fitted kitchen, and a ground-floor bathroom, all newly refurbished throughout. The property has undergone a full programme of improvements, including a brand-new kitchen, a stylish new bathroom, fresh décor, and new flooring, creating a clean, modern interior ready for immediate occupation. Offered with vacant possession and no onward chain, it provides a smooth and uncomplicated move.

The location is exceptionally convenient, set within easy walking distance of Rugby town centre and Rugby railway station, where fast mainline services run to London Euston in around fifty minutes and Birmingham New Street in approximately thirty. The area also offers straightforward access to the region's motorway network, including the M1, M6, and M45.

A wide range of amenities lies close by, from shops, restaurants, and traditional public houses to Rugby Theatre, Rugby Library, Caldecott Park, and the historic Rugby School, placing everyday needs and leisure opportunities within effortless reach.

Accommodation Comprises

Entry via opaque part glazed front entrance door into:

Entrance Hall

Stairs rising to first floor landing. Radiator. Door to lounge. Opening to dining room.

Dining Room

13'11" into bay x 9'0" (4.25m into bay x 2.75m)

Bay window to front aspect. Feature fireplace. Radiator.

Lounge

11'6" x 12'3" (3.53m x 3.74m)

Understairs storage cupboard. Radiator. Glazed door to rear. Door to kitchen.

Refitted Kitchen

11'3" x 6'10" (3.43m x 2.09m)

Fitted with a range of base and eye level units. Timber work surface space. Stainless steel one and a half bowl sink and drainer unit with mixer tap over. Coordinated part tiled walls. Integrated double oven. Four ring gas hob. Integrated fridge, freezer, and dishwasher. Wall mounted gas central heating boiler. Door to:

Refitted Bathroom

8'2" x 6'10" (2.5m x 2.09m)

With suite to comprise; corner bath, quadrant shower enclosure with mixer shower, vanity unit with inset wash hand basin, and a low level w.c. Aquaboarding. Heated towel rail. Extractor fan. Recessed spotlights.

First Floor Landing

Access to loft space. Doors off to bedrooms.

Bedroom One

11'5" x 12'3" (3.48m x 3.75m)

Window to front aspect. Radiator. Feature cast iron fireplace.

Bedroom Two

11'3" x 8'7" (3.45m x 2.64m)

Window to rear aspect. Radiator.

Bedroom Three

11'2" x 6'10" (3.42m x 2.09m)

Window to rear aspect. Radiator. Feature cast iron fireplace.

Rear Garden

Mature trees. Enclosed by brick wall and timber fencing. Side pedestrian gate.

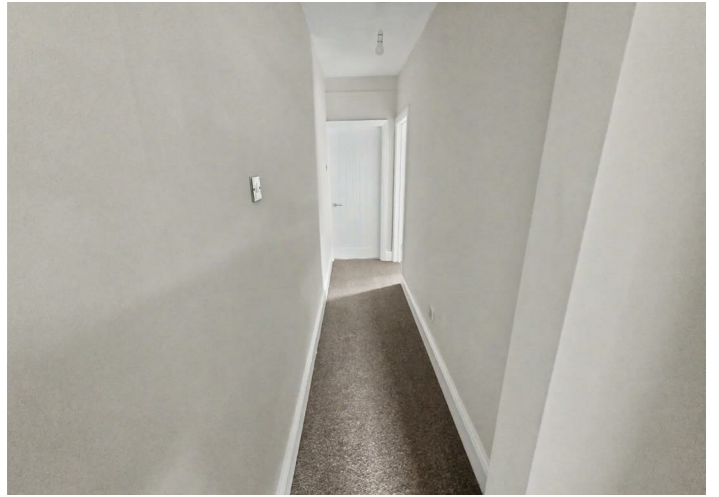
Front Garden

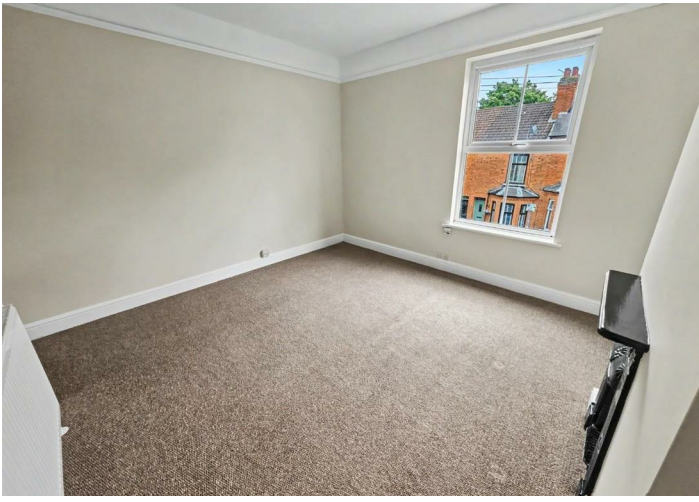
Courtyard style with pathway to entrance. Dwarf wall to boundary.

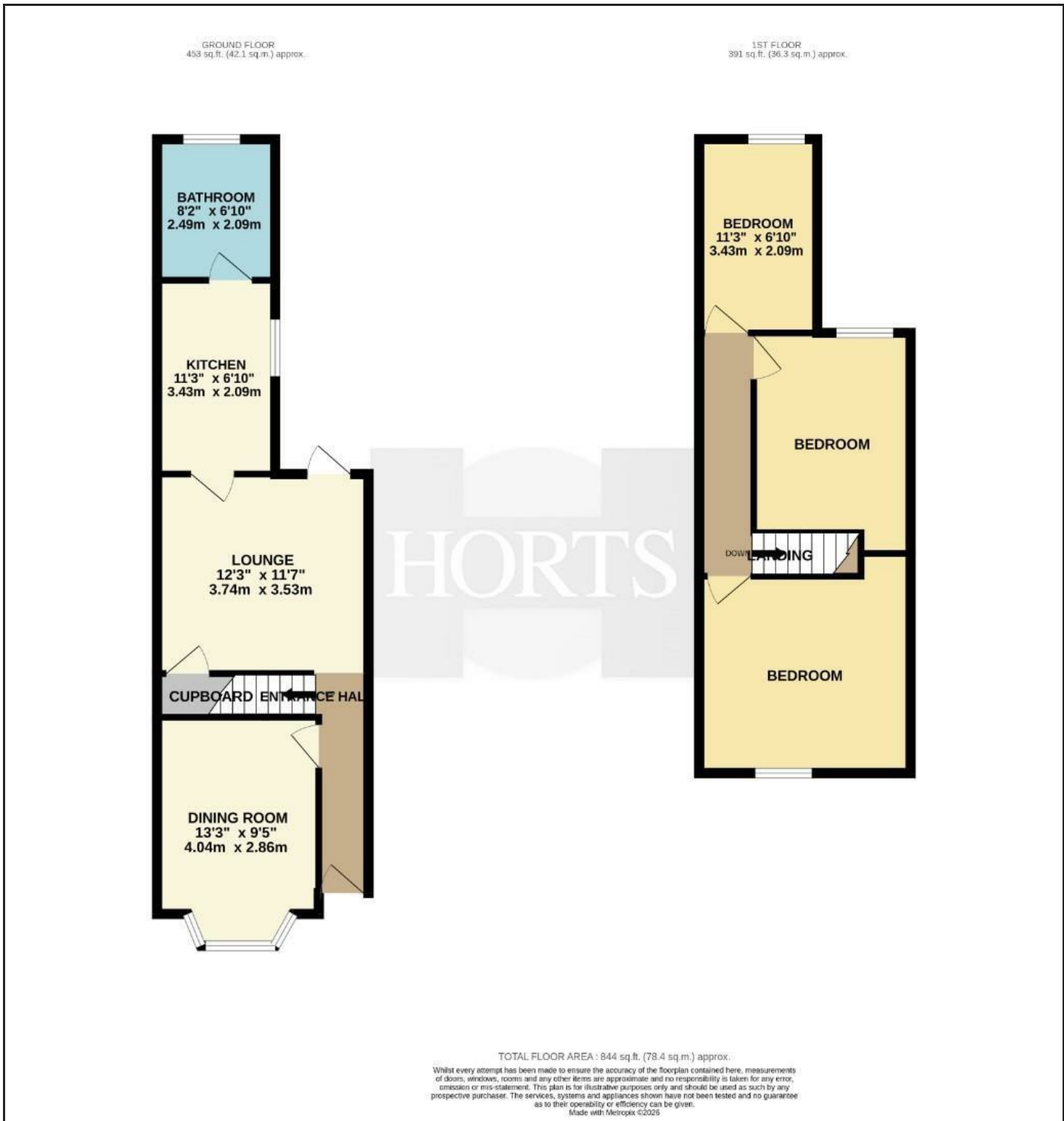
Agents Note

Council Tax Band: A

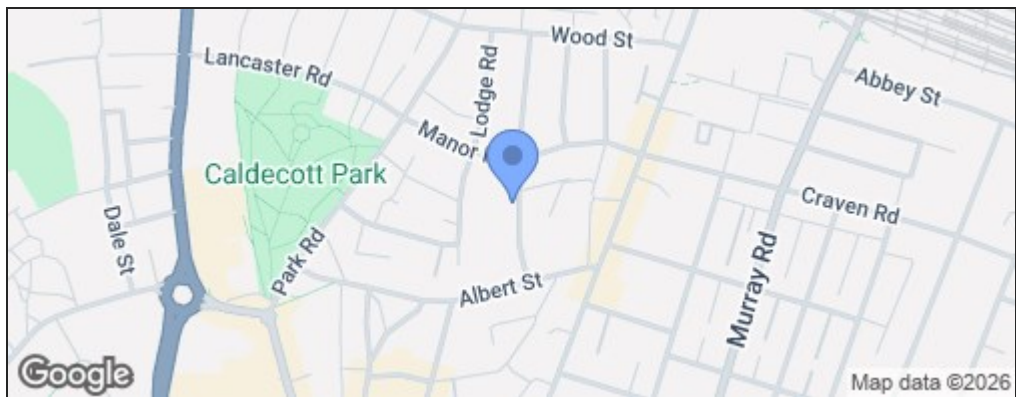
Energy Efficiency Rating: D







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	68	
(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.