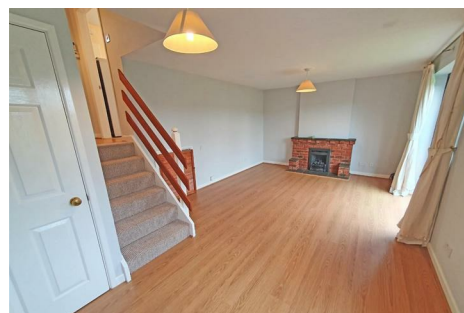


**10 Sandy Lane  
New Bilton  
RUGBY  
CV21 2UR  
£189,950**



- **TWO BEDROOM**
- **LOUNGE/DINING ROOM**
- **ENCLOSED REAR GARDEN**
- **NO ONWARD CHAIN**

- **MID TERRACE**
- **FIRST FLOOR BATHROOM**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom mid terrace home set within easy walking distance of Rugby town centre, offered to the market with NO ONWARD CHAIN. The property features a practical porch, a welcoming entrance hall, a modern kitchen and a bright lounge/dining room that opens onto the rear garden. Upstairs, there are two comfortable bedrooms and a family bathroom.

Additional benefits include gas radiator central heating, an enclosed rear garden ideal for relaxing or entertaining, and off road parking for two vehicles to the front of the property.

The location is exceptionally convenient, placing the town centre's shops, restaurants, public houses and cultural amenities within a short stroll. Rugby railway station provides fast mainline services to London Euston in around 50 minutes and Birmingham New Street in approximately 30 minutes. The property also offers excellent access to the M1, M6 and M45 motorway networks. Nearby attractions such as Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School further enhance the appeal of this well situated home.

### **Accommodation Comprises**

Entry via hardwood door into:

#### **Entrance Porch**

Door into entrance hall. Coat hanging space.

#### **Entrance Hall**

Stairs rising to first floor. Wood laminate floor covering. Steps down to lounge/dining room. Door to kitchen.

#### **Kitchen**

12'7" x 7'5" (3.84m x 2.28m)

Fitted with a range of modern base and eye level units with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in electric oven and hob. Extractor fan. Space and plumbing for a washing machine. Wall mounted central heating boiler. Tiling to all splash areas. Radiator. Wood laminate floor covering. Window to front aspect.

#### **Lounge / Dining Room**

18'11" x 11'8" (5.77m x 3.56m)

Window to rear. French doors opening to rear garden. Brick built feature fireplace. Understairs storage cupboard. Wood laminate floor covering.

#### **First Floor Landing**

Stairs rising to second bedroom. Doors to:

#### **Bedroom One**

10'9" x 11'7" (3.29m x 3.55m )

Window to rear. Radiator. Built in wardrobes.

#### **Bathroom**

Fitted with a white three piece suite to comprise; bath with mixer shower and shower screen over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Radiator. Extractor fan. Frosted window to rear elevation.

#### **Second Floor Landing**

Storage cupboard. Door to:

#### **Bedroom Two**

12'8" x 7'6" (3.87m x 2.29m)

Two windows to front aspect. Radiator.

**Front Garden**

Block paved driveway providing off road parking for two vehicles. Pathway to entrance.

**Rear Garden**

Paved patio area. Area laid to lawn. Enclosed by timber panel fencing. Maturing flower, shrub and evergreen borders.

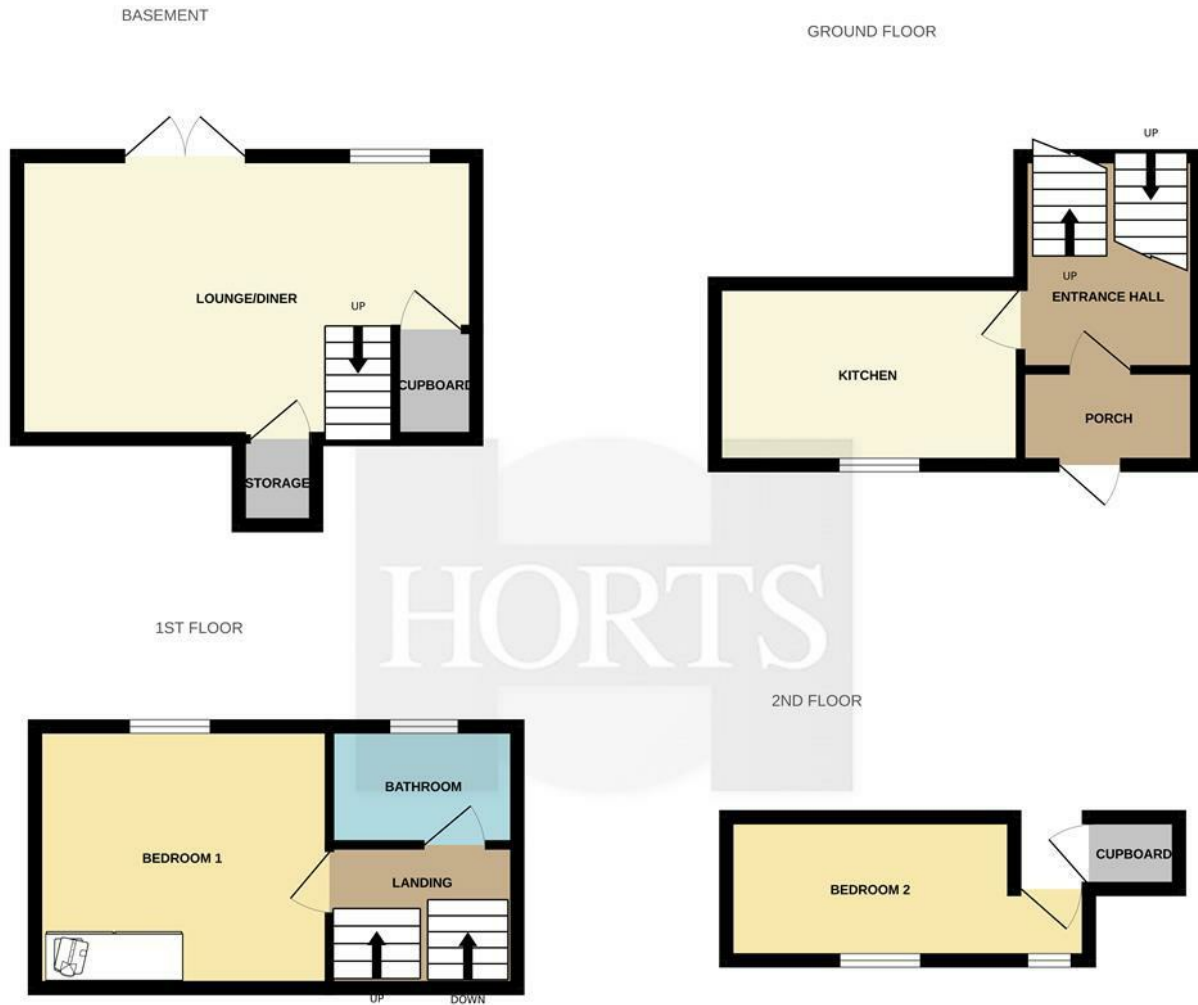
**Agents Note**

Council Tax Band: B

Energy Efficiency Rating: D

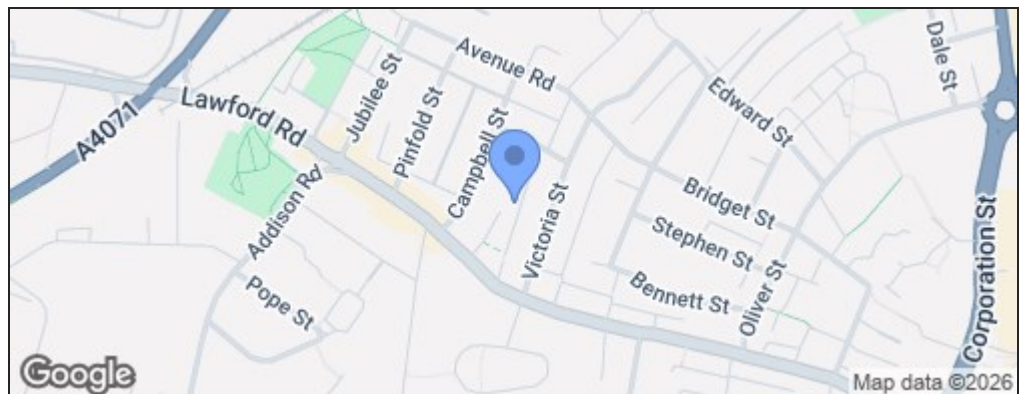






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.