

**3 Betony Road
Coton Meadows
RUGBY
CV23 0FB**

£1,500 Per Month



- **THREE BEDROOM**
- **UNFURNISHED**
- **DOWNSTAIRS W.C.**
- **PARKING AND GARAGE**

- **SEMI DETACHED HOME**
- **AVAILABLE END APRIL**
- **ENSUITE FACILITIES**
- **ENERGY EFFICIENCY RATING C**

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



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****AVAILABLE END APRIL**** A modern, three bedroom, semi detached home located in a popular residential area to the north of Rugby. This property has been freshly decorated and benefits, gas radiator central heating and double glazing. In brief the accommodation comprises; kitchen/diner with built in appliances, lounge, utility room and a ground floor w.c.. To the first floor there are three bedrooms, one with ensuite facilities, and a family bathroom. Externally there is off road parking, a single garage and landscaped gardens. Ideally situated with easy access to Rugby railway station and the region's central motorway networks, including the M6, M1 and M45. There are retail parks, and supermarkets close by along with a multi-screen cinema, restaurants and a gymnasium/health club. ****UNFURNISHED**** Sorry No Pets.

Accommodation Comprises

Entry via entrance door into:

Entrance Hall

With stairs rising to first floor landing. Radiator. Doors to:

Downstairs Cloakroom

To comprise low flush w.c. and wall mounted wash hand basin. Extractor fan. Radiator. Tiled walls. Tiled floor.

Lounge

17'10" x 10'7" (5.45m x 3.24m)

Windows to front and side aspect. Two radiators. Inset spotlights. Home entertainment speaker system.

Kitchen / Diner

17'10" x 10'7" (5.45m x 3.24m)

Fitted with a range of base and eye level units with roll top work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Built in appliances to include; oven, hob and extractor fan. Fridge/freezer and dishwasher. Tiled floor. Radiator. Window to side aspect. Window to rear aspect. Double glazed twin doors to rear garden. Door to:

Utility Room

5'6" x 5'4" (1.70m x 1.65m)

Further base units. Washing machine and tumble dryer. Tiled floor. Extractor fan. Door to under stairs cupboard.

Landing

Access to loft. Airing cupboard. Doors to:

Bedroom One

12'4" x 10'2" (3.78m x 3.10m)

Window to front. Built in wardrobes. Radiator. Home entertainment speaker system. Door to:

Ensuite Shower Room

Shower cubicle with mixer shower. Pedestal wash hand basin. Low flush w.c. Towel radiator. Tiled floor. Tiled walls. Extractor fan. Frosted window to front elevation.

Bedroom Two

9'8" x 9'2" (2.96m x 2.80m)

Window to front aspect. Built in wardrobes. Over stairs storage cupboard. Radiator.

Bedroom Three

7'4" x 8'10" (2.26m x 2.70m)

Window to side aspect. Radiator. Built in wardrobes.

Family Bathroom

Three piece white suite to comprise panelled bath, pedestal wash hand basin and low level w.c. Fully tiled walls and floor. Inset spotlights. Extractor fan. Radiator. Frosted window to front aspect.

Front Garden

Landscaped with driveway giving off road parking for several vehicles.

Garage

With up and over style door. Skylight window. Power and light connected.

Rear garden

With timber decking. Shrub borders. Side pedestrian access.

Agents Note

Deposit: £1730.76

Length Of Tenancy: 6 Months

Local Authority: Rugby

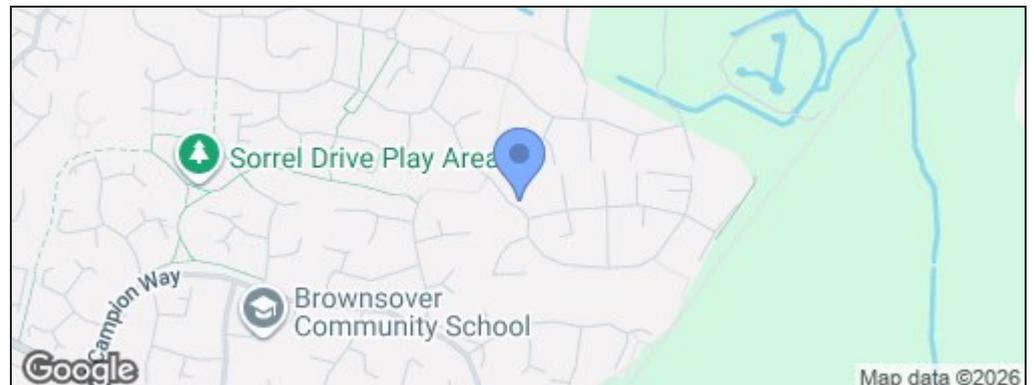
Council Tax Band: D

Energy Efficiency Rating: C





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | 79 | |
| (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.