7 Sandown Road
Town Centre
RUGBY
CV21 3LG

Offers Over £175,000

- TWO BEDROOM TERRACED
- SEPERATE DINING ROOM
- LARGE UPSTAIRS FAMILY BATHROOM
- CLOSE TO TRAIN STATION
- NO UPWARD CHAIN
- MODERN LOUNGE
- FITTED KITCHEN
- DOWNSTAIRS W/C
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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A charming mid-terrace house located on Sandown Road in Rugby. This property features two reception rooms, a modern fitted kitchen, downstairs toilet, two well-proportioned bedrooms, and a bathroom, making it an ideal choice for first-time buyers or investors alike.

One of the standout features of this home is that it comes with NO UPWARD CHAIN, allowing for a smooth and hassle-free purchase process. The property is ideally situated, providing easy access to Rugby Railway Station, which is perfect for commuters, as well as the vibrant amenities of Rugby Town Centre.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this house offers a fantastic chance to create a comfortable living space in a convenient location. Do not miss out on the opportunity to view this property and discover its potential for yourself.

Accommodation Comprises
Entry via upvc double glazed door into:

Lounge
11'5" x 10'9" (3.5 x 3.3)
Upvc double glazed bay window to front aspect with made to measure blinds. Radiator. Modern newly fitted laminate flooring. Understairs storage cupboard housing fuse box and electric meter.

Dining Room
11'5" x 10'9" (3.5 x 3.3)
Upvc double glazed window to rear aspect with made to measure blind. Modern newly fitted laminate flooring. Radiator. Stairs rising to first floor. Coving to ceiling. Door to:

Kitchen
10'5" x 6'6" (3.2 x 2.0)
The kitchen is a modern, streamlined space with sleek cabinetry and contrasting grey tiled flooring. Tiled splash backs. Franke one and a half bowl sink and drainer unit with mixer tap over. Space for a cooker. Space and plumbing for a washing machine. Space for an American-style fridge/freezer. Spotlights. Storage cupboard housing combi boiler. Upvc double glazed window to side aspect. Upvc double glazed door to side. Door to:

Downstairs W.C.
Low level w.c. Grey tiled flooring. Tiled walls. Slimline radiator. Upvc double glazed obscure window to side aspect.

First Floor Landing
Doors off to bedrooms.

Bedroom One
11'5" x 10'9" (3.5 x 3.3)
Upvc double glazed obscure window to front aspect, with made to measure blind and blackout shutter. Modern laminate flooring. Radiator. Storage cupboard.

Bedroom Two
11'5" x 10'9" (3.5 x 3.3)
Upvc double glazed obscure window to rear aspect. Modern laminate flooring. Radiator. Storage cupboard. Made to measure blind. Door to:

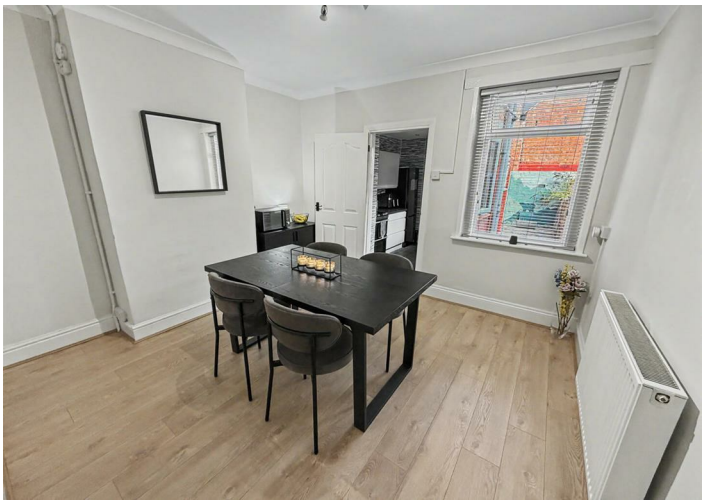
Bathroom
With suite to comprise; bath with shower over, wall mounted wash hand basin with mixer tap, and a low level w.c. Part tiled walls. Upvc obscure double glazed window to side elevation. Space for a tumble dryer.

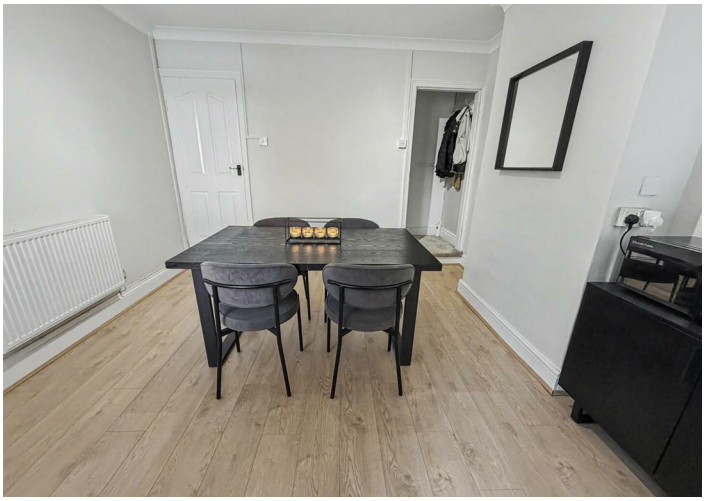
Front Garden
Pathway to entrance. Blue slate.

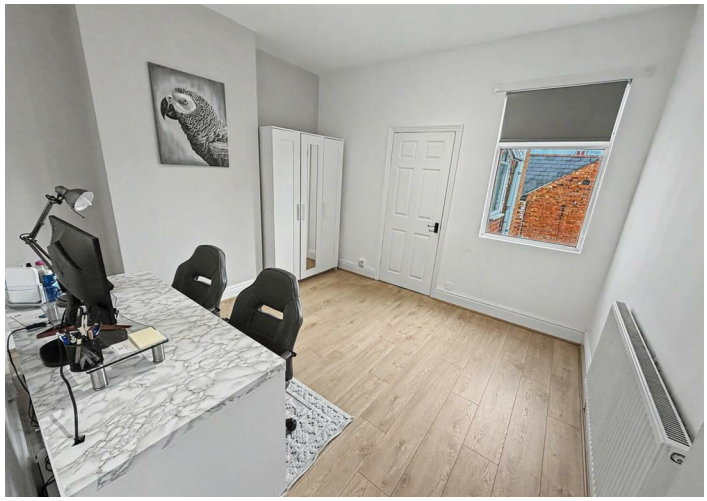
Rear Garden
The rear courtyard style garden features a decked area and offers a private outdoor space enclosed by timber fencing and brick walls. Gated side pedestrian access.

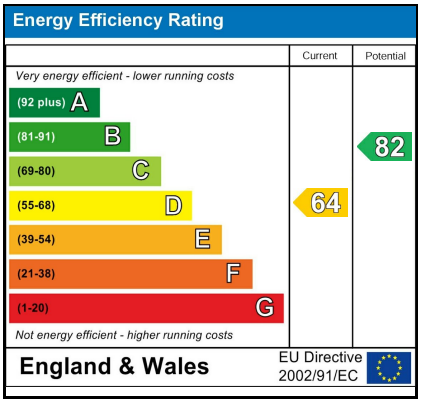
Agents Note
Council Tax Band: A
Energy Efficiency Rating: D

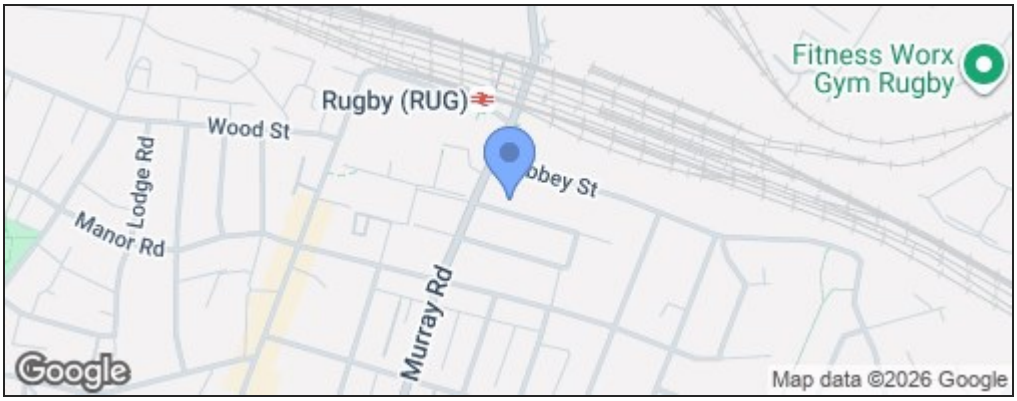
ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.











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