



HOWKINS &  
HARRISON

# 1 The Old Works, Hunter Street, Rugby, Warwickshire, CV21 3PS

Guide Price £210,000

## Features

- Two bedrooms
- Open plan kitchen/diner
- Shower room
- Rear courtyard garden
- Driveway parking for two vehicles
- Within walking distance to Rugby town centre and train station

1 The Old Works, Hunter Street, Rugby,  
Warwickshire, CV21 3PS

Guide Price £210,000

A delightful two bedroom detached home benefitting from an open plan kitchen/dining room, off-road driveway parking for two vehicles and a westerly facing courtyard garden. Conveniently located within walking distance to Rugby town centre and in close proximity to the Rugby train station, ideal for commuters.

## Ground Floor

The property opens into an open plan kitchen/diner fitted with a modern range of base and eye level units complete with integrated dishwasher, electric oven, induction hob with extractor hood, with space for a washing machine. An opening leads through to a sitting room which has dual aspect windows to the front and rear of the property. There is wood effect flooring throughout the ground floor. The property is freehold with no service charges or ground rent.

## First Floor

To the first floor there are two well proportioned bedrooms both with Velux skylights, with bedroom two benefitting from a built-in wardrobe. The shower room is well appointed comprising of a white suite with shower enclosure, a sink with vanity unit and WC.

## Outside

The property benefits from a westerly facing courtyard garden and to the front a gravel driveway provides parking for two vehicles with a central paved pathway leading to the front entrance door. To the side of the property there is access to the rear. The property can be found tucked away on a privately maintained road situated off Hunter Street.

## Agents Note

Rugby Borough Council - Tel:01788-533533. Council Tax Band - B.  
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Floorplan

Howkins & Harrison provide these plans for reference only - they are not to scale.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

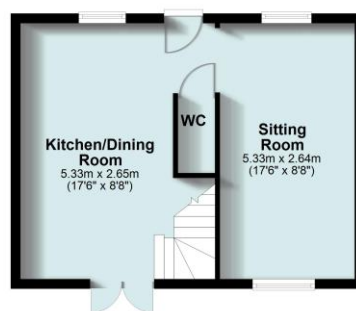
None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Howkins & Harrison

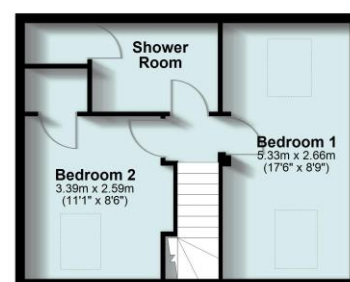
7-11 Albert Street, Rugby, Warwickshire, CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)  
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

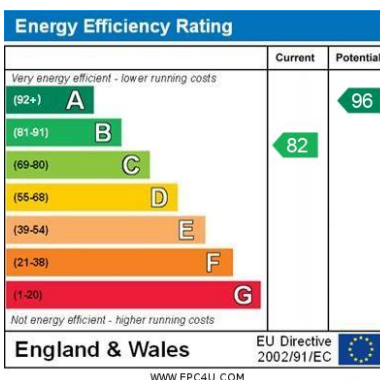
Ground Floor



First Floor



Total area: approx. 64.1 sq. metres (690.2 sq. feet)  
**1 The Old Works, Hunter Street, Rugby**



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.