



**EDWARD KNIGHT**  
ESTATE AGENTS

GROSVENOR ROAD, RUGBY, CV21 3LF

£1200 PCM – FEES APPLY





A good size traditional three bedroom period mid terrace property conveniently located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge, dining room, refitted kitchen, ground floor bathroom with separate W.C and three double bedrooms. The property further benefits from gas fired central heating, uPVC double glazing and a westerly facing rear garden. Available now. Unfurnished. Energy rating D.

#### **ENTRANCE HALL**

Enter via a part glazed timber panelled door. Single panel radiator with thermostat control. Original multi coloured tile flooring. Wall mounted electric consumer unit and meter. Cornicing. Dado rail. Stairs rising to the first floor. Door to the dining room. Door to:

#### **LOUNGE**

14' 2" x 10' 5" (4.32m x 3.18m)

uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. TV Connections. Timber fireplace surround with wall mounted contemporary electric fire. Picture rail. Cornicing.

#### **DINING ROOM**

12' 4" x 11' 0" (3.76m x 3.35m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Wood effect laminate floor. Tiled fireplace with electric fire. Telephone socket. Picture rail. Door to:

#### **KITCHEN**

18' 2" x 7' 8" (5.54m x 2.34m)

A range of refitted eye and base level units surmounted by contrasting roll-edge work surfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in single electric oven and four ring stainless steel gas hob. Space and plumbing for a washing machine.



Space for a full height fridge freezer. Wall mounted Worcester combination central heating boiler. Wood effect laminate floor. Two uPVC double glazed windows to the side aspect. Part obscure double glazed uPVC door to the garden. Door to:

#### REAR LOBBY

Tiled floor. Door to the W.C. Door to:

#### BATHROOM

7' 5" x 4' 3" (2.26m x 1.3m)

White suite comprising: wash hand basin with mixer tap and vanity unit under and panelled corner bath with mixer tap and shower attachment. Tiling to splashback areas. Tiled floor. Wall mounted extractor fan. Double panel radiator. Obscure uPVC double glazed window to the side aspect.

#### W.C

White low level close coupled toilet. Half tiled walls. Tiled floor. Double panel radiator. Obscure glazed window to the outside store.

#### STAIRS & LANDING

Wall mounted timer thermostat for the central heating. Single panel radiator with thermostat control. Double door storage cupboard. Doors to all further first floor accommodation:

#### BEDROOM ONE

15' 4" x 11' 8" (4.67m x 3.56m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Original cast iron decorative fireplace. Picture rail.

#### BEDROOM TWO

12' 2" x 10' 9" (3.71m x 3.28m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Original cast-iron decorative fireplace.



#### BEDROOM THREE

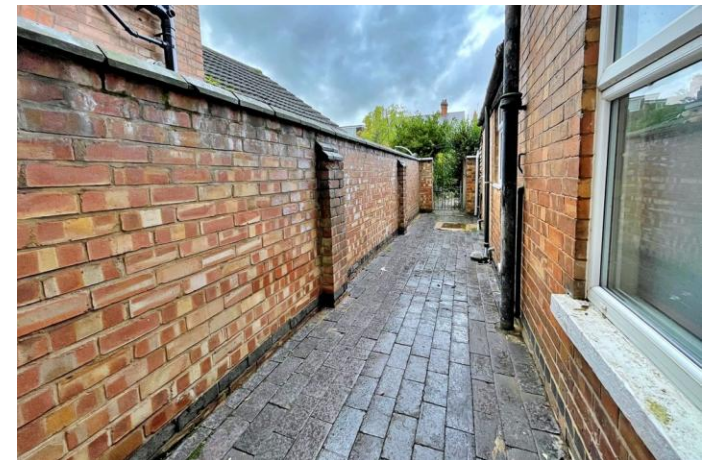
11' 4" x 9' 2" (3.45m x 2.79m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control.

#### FRONT GARDEN

Quarry tiled path leading to an open porch with courtesy light. Gravelled fore garden retained by brick walls.





## REAR GARDEN

Block paved side return with outside store retained by brick walls with an iron gate to the rear. Shared access path and then further garden area which is laid mainly to gravel with an artificial turf area and planting borders to the perimeter.

## COUNCIL TAX

Band B

## FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of

the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. [www.edwardknight.co.uk](http://www.edwardknight.co.uk)

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 