

**20 Stephen Street
Town Centre
RUGBY
CV21 2ES
£200,000**



- **THREE BEDROOM**
- **SEPARATE RECEPTION ROOMS**
- **GROUND FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO AMENITIES**

- **MID TERRACE**
- **KITCHEN**
- **FIRST FLOOR W.C.**
- **SINGLE GARAGE**
- **ENERGY EFFICIENCY RATING C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace house located close to Rugby town centre. In brief the accommodation comprises; lounge, separate dining room, kitchens, ground floor bathroom, first floor w.c. two double bedrooms and a further bedroom. The property also benefits from upvc double glazing and gas radiator central heating. To the rear there is an enclosed rear garden and a single garage (accessed via a service road).

Accommodation Comprises

Entry via front entrance door into:

Lounge

13'1" x 11'4" (4.0m x 3.47m)

Window to front. Feature slate tiled chimney breast with tiled hearth. Radiator. Inset spotlights. Wood laminate floor covering. Undertairs storage cupboard. Thermostat control for central heating. Walkway through to:

Dining Room

13'1" x 11'3" (3.99m x 3.44m)

Window to rear. Radiator. Inset spotlights. Wood laminate floor covering. Door to stairs rising to first floor. Walkway through to:

Kitchen

12'7" x 5'10" (3.84m x 1.80m)

Fitted with a range of base and eye level units with oak work surface space incorporating a stainless steel sink unit. Built in appliances include; double oven, induction hob, extractor, space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer. Wood laminate floor covering. Cupboard housing central heating boiler. Inset spotlights. Window to side. Door to garden.

Ground Floor Bathroom

With modern suite to comprise; bath with rain head shower and shower screen, vanity unit with wash hand basin and w.c. with concealed cistern.

First Floor Landing

Access to loft space. Doors off to w.c. and bedrooms.

Bedroom One

11'5" x 11'2" (3.49m x 3.42m)

Window to front. Radiator. Built in wardrobe.

Bedroom Two

11'5" x 10'4" (3.49m x 3.17m)

Window to rear. Radiator built in wardrobe.

Bedroom Three

5'11" x 8'11" (1.82m x 2.73m)

Window to rear. Radiator.

W.C.

With low level w.c. and wall mounted wash hand basin.

Rear Garden

Mainly laid to lawn with paved patio area. Brick wall and timber fencing to boundaries. Personal door to:

Garage

Power and light connected. Electrically operated roller door. Accessed via a service road.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: C

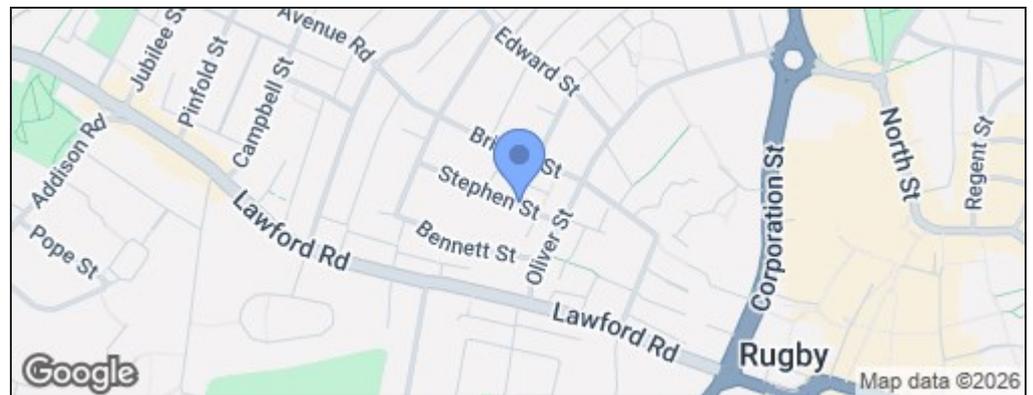






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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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.