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Bridge Street,  
Guide Price £180,000

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# Bridge Street, , Rugby

Nestled on the charming Bridge Street in Rugby, this delightful two-bedroom house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The two bedrooms are generously sized, providing ample space for comfortable living. The first-floor bathroom is conveniently located, ensuring ease of access for all residents. The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months, while double glazing enhances energy efficiency and reduces noise from the outside.

One of the standout features of this property is the absence of an onward chain, allowing for a smoother and quicker transaction process. This is particularly advantageous for those eager to move into their new home without unnecessary delays.

With its prime location in Rugby, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is a wonderful blend of comfort and convenience, making it a must-see for anyone seeking a new home in this vibrant area.

## Lounge / Dining Room 25'6" x 11'10" (7.78 x 3.63 )

UPVC double glazed bay window to front, gas fire, telephone and television points.

### Dining Area

UPVC double glazed window to rear and radiator.

## Kitchen 8'4" x 6'5" (2.56 x 1.97)

Door from dining area. Fitted kitchen having wall and base units, work surfaces, one and a half bowl sink and drainer, tiling to splashbacks, freestanding gas cooker (included), space for dishwasher,



### **Utility Area 4'11" x 6'9" (1.50 x 2.06)**

Space for fridge freezer, washing machine and tumble dryer, electric radiator, UPVC double glazed window to side and door on to garden.

### **First Floor Landing**

Open plan wood staircase from Dining Area. Doors off to

### **Bedroom One 10'11" x 11'11" (3.34 x 3.64)**

Having UPVC double glazed window to front. Radiator

### **Bedroom Two 10'11" x 8'9" (3.35 x 2.67)**

Having UPVC window to rear and built in wardrobe. Radiator

### **Bathroom 8'6" x 6'5" (2.6 x 1.98)**

Having bath with electric shower, wash hand basin, WC fully tiled walls and laminate flooring, UPVC double glazed window to rear, storage cupboard with gas central heating combi boiler. Radiator.

### **Garden**

Door from utility on to raised decking area covered with astro turf. , Steps down to timber built shed and rear access.

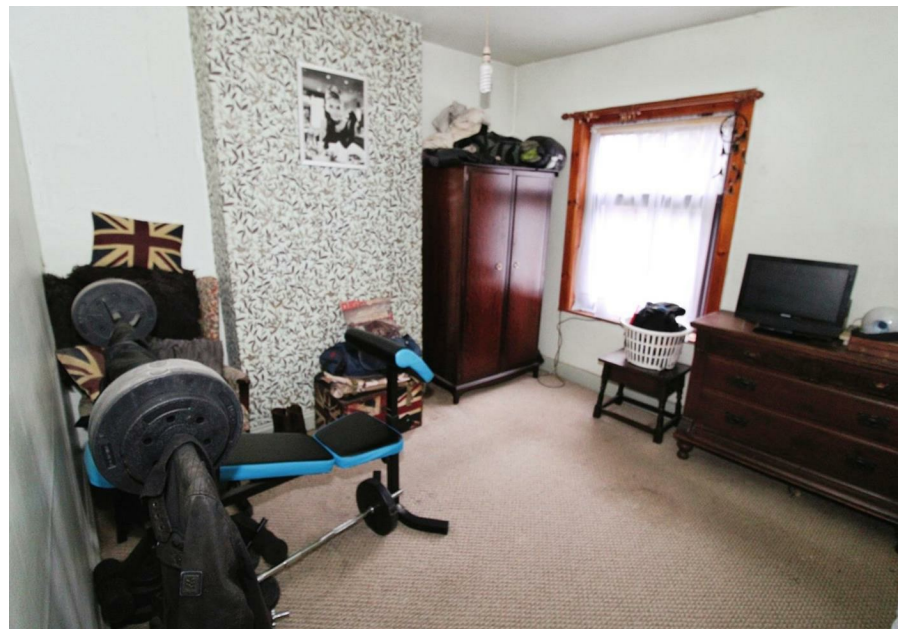
### **About Rugby**

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

### **Rugby Borough Council**

Rugby Borough Council,  
Town Hall,  
Evreux Way,  
Rugby  
CV21 2RR





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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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