

**End Cottage Chapel Street
Kilsby
RUGBY
CV23 8XE**

£1,200 Per Month



- **THREE BEDROOM**
- **UNFURNISHED**
- **AIR SOURCE HEATING**
- **REAR GARDEN**

- **SEMI DETACHED COTTAGE**
- **AVAILABLE MID OCTOBER**
- **CLOAKROOM / WC**
- **ENERGY EFFICIENCY RATING E**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE MID OCTOBER**** A spacious three bedroom end cottage located within the heart of Kilsby. The property benefits from lounge, dining room, kitchen with built in appliances, downstairs cloakroom, three bedrooms to the first floor and a bathroom. Externally there is an enclosed rear garden. The property additionally benefits from air source to radiator heating and off road parking for one vehicle. ****UNFURNISHED****

Accommodation Comprises

Entry via partly glazed hardwood door into:

Entrance Hall

Radiator. Doors to:

Utility / Cloaks Area

7'1" x 5'0" (2.17m x 1.53m)

Window to side elevation. Door to:

Ground Floor WC

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

Kitchen

15'7" x 10'9" (4.77m x 3.28m)

Fitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit. Built in double oven and hob with extractor over. Integrated fridge, dishwasher and further freestanding fridge. Tiling to splash areas. Radiator. Window to front aspect. Stairs rising to first floor.

Dining Room

12'10" x 9'3" (3.92m x 2.84m)

Further cloaks cupboard and walk in cupboard with space and plumbing for a washing machine. Radiator. Window to side. Steps rising to split level lounge area.

Lounge

16'4" x 14'6" (4.98m x 4.44m)

Two high level windows. Sliding patio doors to rear garden. Radiator. Vaulted ceiling.

First Floor Landing

Velux widow. Airing cupboard. Radiator. Doors to:

Bedroom One

15'4" x 7'5" (4.68m x 2.27m)

Window to rear aspect. Radiator.

Bedroom Two

13'7" x 9'3" (4.16m x 2.84m)

Two skylight windows. Radiator.

Bedroom Three

14'4" x 8'1" (4.38m x 2.47m)

Bay box window to front. Radiator.

Bathroom

With suite to comprise; panelled bath with shower screen and electric shower, low level w.c. and pedestal wash hand basin. Extractor fan. Radiator. Velux window.

Front Garden

Driveway providing off road parking for one vehicle. Pathway to entrance.

Rear Garden

Paved patio area. Raised lawn area. Flower and shrub borders. Timber panel fencing and brick walling to boundaries. Side pedestrian access.

Agents Note

Deposit: £1384.61

Council Tax Band: D

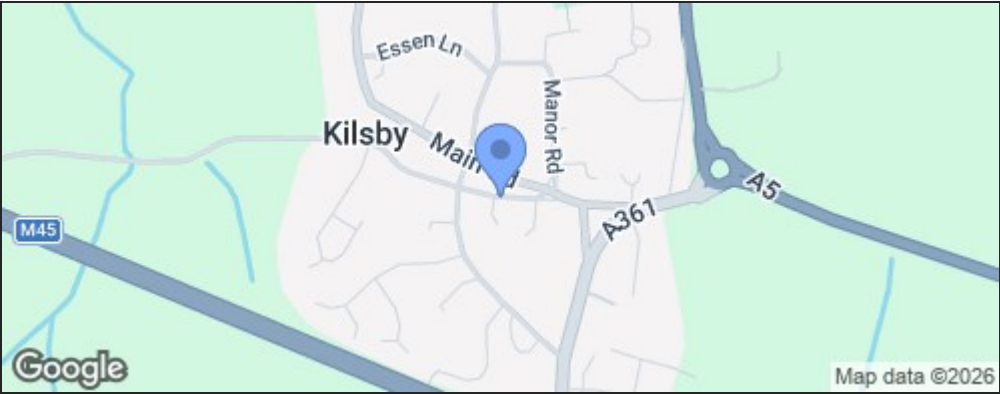
Energy Efficiency Rating: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	47	76
England & Wales	EU Directive 2002/91/EC	



Disclaimer

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.