

**77 Cambridge Street
Town Centre
RUGBY
CV21 3NH
£185,000**



- **TWO BEDROOM**
- **LOUNGE AND DINING ROOM**
- **GROUND FLOOR BATHROOM**
- **ENCLOSED REAR GARDEN**

- **TRADITIONAL TERRACE**
- **FITTED KITCHEN**
- **TWO DOUBLE BEDROOMS**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

****VIEWING HIGHLY RECOMMENDED**** This traditional two bedroom terrace has a fresh, inviting feel, having recently undergone a full programme of improvements and redecoration. Behind its classic frontage, the home opens into a welcoming hallway leading to a comfortable lounge and a separate dining room — two distinct living spaces that offer flexibility for everyday life and entertaining. The kitchen sits to the rear, with a useful lobby beyond and a ground-floor bathroom. Upstairs, two well proportioned double bedrooms provide calm, private spaces. Modern comforts include UPVC double glazing and gas-fired radiator heating.

The location is a real advantage. From the front door, you can stroll into Rugby town centre or walk to the railway station, where mainline services reach London Euston in around 50 minutes and Birmingham New Street in approximately 30. The property also enjoys excellent access to the region's motorway network, including the M1, M6 and M45.

Everything you need is close by: shops, restaurants, traditional pubs, Rugby Theatre, the library, and the green open space of Caldecott Park. Rugby School and its historic surroundings add further character to this well connected, amenity rich setting.

Accommodation Comprises

Entry via part glazed upvc door into entrance hall. Stairs rising to first floor landing. Wood panelling. Radiator. Wall light. Doors to lounge and dining room.

Lounge

11'11" x 8'9" (3.64m x 2.68m)

Window to front aspect. Adam style fireplace with cupboards to side of chimney breast. Radiator.

Dining Room/Family Room

11'11" x 11'10" (3.65m x 3.62m)

Window overlooking rear garden. Stripped wooden fireplace surround. Radiator. Understairs storage cupboard with power and lighting, offering further space for white goods. Door to kitchen.

Kitchen

14'8" x 5'8" (4.49m x 1.74m)

Fitted with a range of base and wall mounted units with roll top work surface space. Stainless steel sink unit. Fitted cooker with stainless steel splash back and stainless steel canopy over. Fridge and freezer. Space and plumbing for a washing machine. Two windows to side aspect. Vinyl floor covering. Radiator. Further fitted shelving. Walkway through to rear lobby.

Rear Lobby

Part glazed upvc door to rear garden. Cupboard housing combination boiler with shelves under.

Bathroom

Panel bath with electric shower over. Pedestal wash hand basin. Low level w.c. Radiator. Extractor fan. Vinyl floor covering. Frosted window to side elevation.

First Floor Landing

Doors off to bedrooms

Bedroom One

12'0" x 12'1" (3.66m x 3.69m)

Window to front aspect. Overstairs storage cupboard. Radiator. Window to front aspect.

Bedroom Two

12'1" x 11'11" (3.69m x 3.64m)

Radiator with radiator cover. Window to rear spect.

Rear Garden

Courtyard area enclosed by fencing and low level brick retaining wall. Gated access through to further area that is mainly laid to gravel with shrub borders and a timber shed. Enclosed by timber panel fencing.

Front Garden

Mainly laid to pebbles with pathway to entrance. Timber fencing.

Agents Note

Council Tax Band: D

Energy Efficiency Rating: A





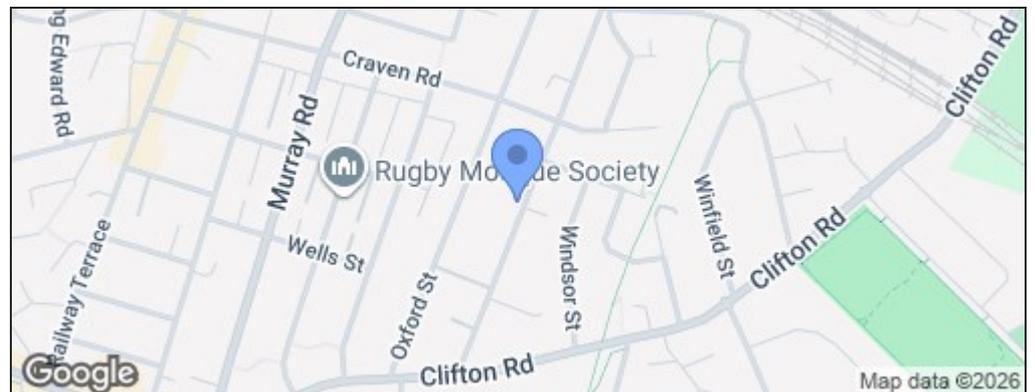
GROUND FLOOR

1ST FLOOR



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.
Made with Metropix 62026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.