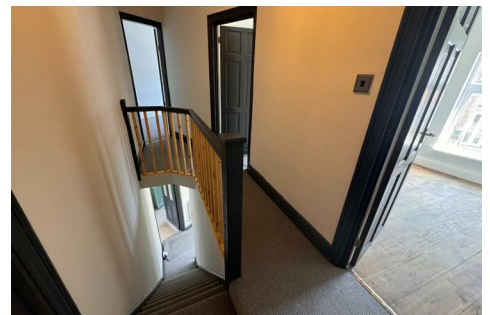


**31 Victoria Avenue  
Town Centre  
RUGBY  
CV21 2BY  
£950 PCM**



- **THREE BEDROOM**
- **UNFURNISHED**
- **GAS RADIATOR CENTRAL HEATING**
- **FIRST FLOOR BATHROOM**

- **MID TERRACE**
- **AVAILABLE NOW**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE NOW\*\*** A three bedroom terrace located in the popular area of New Bilton. In brief the accommodation comprises; entrance porch, spacious lounge, fitted kitchen, a study, three first floor bedrooms and a fitted bathroom. Externally there are low maintenance courtyard style gardens to the front and rear and two outhouses. The property also benefits from upvc double glazing and gas radiator heating. Within walking distance of some excellent amenities and well regarded schooling. There is easy access to the regions central motorway networks including the M1/M6 and M45, and is only a short five minute drive from Rugby train station which operates mainline services to London Euston and Birmingham.

**\*\*UNFURNISHED\*\***

### **Accommodation Comprises**

Entry via double glazed front entrance door into:

#### **Porch**

Further hardwood glazed door into:

#### **Lounge**

17'8" x 16'8" (5.40m x 5.09m)

Two windows to front. Feature fireplace. Wood flooring. Two radiators. Stairs rising to first floor. Glazed door to:

#### **Kitchen**

22'1" x 14'9" (6.74m x 4.50m )

Fitted with a range of base and eye level units with solid wood work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. White goods include a cooker, washing machine and fridge. Tiled splashbacks. Radiator. Window to front. Window to rear. Door to garden. Opening through to:

#### **Study**

14'6" x 7'9" (4.43m x 2.37m)

Single glazed window to rear. Vinyl floor covering. Understairs cupboard.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms and bathroom.

#### **Bedroom One**

13'10" x 11'0" (4.22m x 3.36m)

Window to front. Radiator.

#### **Bedroom Two**

14'4" x 7'1" (4.38m x 2.17m)

Window to front. Radiator. Cast iron fireplace.

#### **Bedroom Three**

10'3" x 8'6" (3.13m x 2.60m)

Window to front. Radiator. Wood flooring.

#### **Bathroom**

With suite to comprise; panelled bath with electric shower and shower screen, vanity unit with wash hand basin, and low level w.c. Tiled walls. Vinyl floor covering. Radiator. Window to side.

#### **Front Garden**

Gate with pathway to entrance. Picket fencing. Further double gates.

**Rear Garden.**

A courtyard style garden. Two out houses. Area laid to decking. Brick wall to boundaries.

**Agents Note**

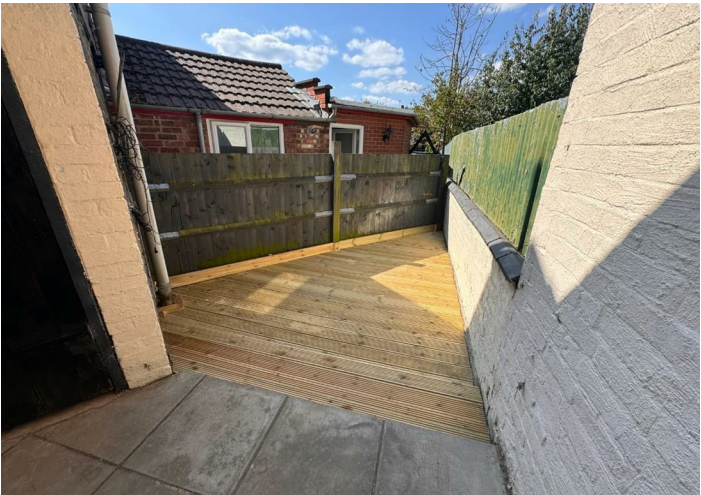
Deposit: £1096.15

Local Authority: Rugby

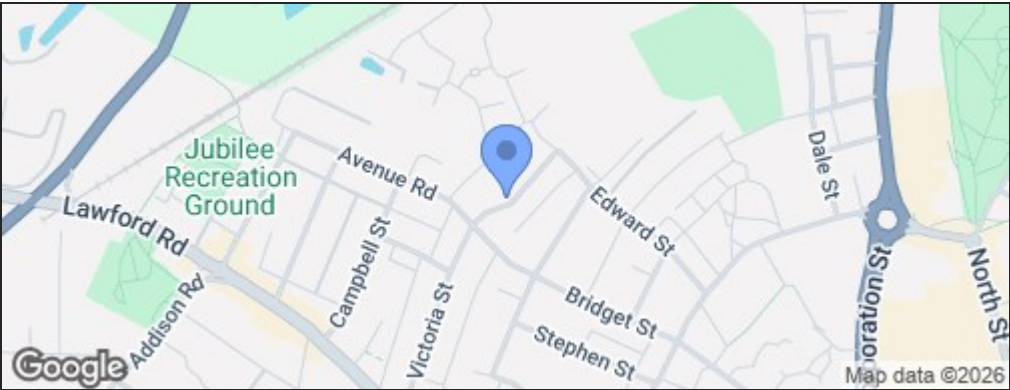
Council Tax Band: A

Energy Efficiency Rating: D





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 86        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 65        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| 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.