





A refurbished two bedroom mid terrace property conveniently located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance porch, lounge/dining room, refitted kitchen, two double bedrooms and a refitted first floor bathroom. The property further benefits from uPVC double glazing, gas fired central heating and a low maintenance rear yard. Available mid June. Unfurnished. Energy rating TBC.

#### **ENTRANCE PORCH**

Enter via a part obscure double glazed uPVC door. Door leading onto:

#### **LOUNGE/DINING ROOM**

28' 1" x 11' 1" (8.56m x 3.38m)

uPVC double glazed windows to front and rear aspects. Radiator. Television and telephone points. Stairs rising to first floor. Under stairs storage cupboard. Door onto:

#### **KITCHEN**

16' 5" x 5' 8" (5m x 1.73m)

A refitted range of wall and base units with solid wood work surfaces over. Stainless steel sink and drainer unit with a mixer tap. Free standing cooker. Space for under counter fridge and washing machine. Tiling to splashback areas. Wall mounted combination boiler. Two uPVC double glazed windows to side aspect. Door to side aspect.

#### **STAIRS & LANDING**

Feature staircase. Doors to all first floor accommodation. Loft access.

#### **BEDROOM ONE**

11' 1" x 11' 1" (3.38m x 3.38m)

uPVC double glazed window to front aspect. Radiator.



## BEDROOM TWO

11' 1" x 7' 8" (3.38m x 2.34m)

uPVC double glazed window to rear aspect. Radiator. Solid wood flooring.

## FIRST FLOOR BATHROOM

9' 4" x 5' 8" (2.84m x 1.73m)

Refitted white suite comprising: "P" shaped panelled bath with shower over, low level close coupled toilet and wash hand basin with vanity unit under. Tiling to splashback areas. Heated towel rail radiator. uPVC obscure double glazed window to rear aspect.

## FRONT GARDEN

Low maintenance fore garden retained by brick wall with steps rising to the first floor.

## REAR GARDEN

Low maintenance with gravelled areas and patio areas. Timber shed. Timber fencing. Gated access to the side with security gate.

## COUNCIL TAX

Band A

## FEES

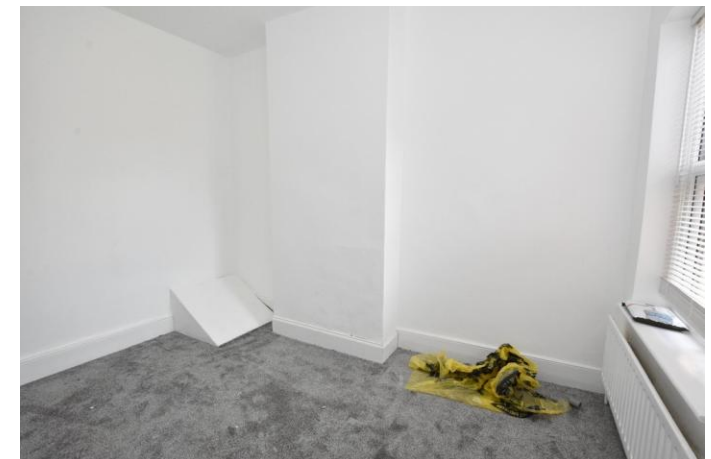
Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: including communication services and television licence.



#### Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. [www.edwardknight.co.uk](http://www.edwardknight.co.uk)

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

