14 Abbey Street
Town Centre
RUGBY
CV21 3LH

£145,000

- TWO BEDROOM
- NO ONWARD CHAIN
- SEPARATE RECEPTION ROOMS
- ENCLOSED REAR GARDEN
- MID TERRACE HOME
- FIRST FLOOR BATHROOM
- UTILITY AREA
- ENERGY EFFICIENCY RATING D

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A traditional two-bedroom mid-terrace home close to Rugby Town Centre, offered with no onward chain. The layout includes a lounge, dining room, kitchen, utility area, two double bedrooms and a first-floor bathroom. Outside, there is an enclosed rear garden, and the property would benefit from some cosmetic updating.
The location is highly convenient, within walking distance of the town centre and Rugby railway station, with direct services to London Euston in around 50 minutes and Birmingham New Street in about 30 minutes. The area also provides easy access to the M1, M6 and M45, along with a good range of local amenities including shops, restaurants, pubs, Rugby theatre, library, Caldecott Park and Rugby School.

Accommodation Comprises
Entry via Opaque part glazed front entrance door into:

Storm Porch
Ceramic tile floor. Hardwood door into:

Lounge
10'10" x 11'3" (3.31 x 3.43)
Box bay window to front. Radiator. Wall mounted gas fire. Built in bookshelf.

Inner Lobby
Stairs rising to first floor. Sliding door through to:

Dining Area
10'10" x 11'3" (3.32 x 3.43)
Window to rear aspect. Understairs storage cupboard. Opening through to:

Kitchen
9'11" x 5'11" (3.03 x 1.81)
Fitted with a range of base and eye level units. Part tiled walls. Wall mounted gas central heating boiler. Radiator. Space for a freestanding cooker. Two windows to side aspect. Opening through to:

Rear Lobby/Utility Area
4'9" x 5'11" (1.46 x 1.81)
Two windows to rear aspect. Ceramic tiled floor. Opaque part glazed upvc door to side.

First Floor Landing
Doors off to bedrooms and bathroom.

Bedroom One
11'0" x 11'3" (3.37 x 3.43)
Window to front aspect. Radiator.

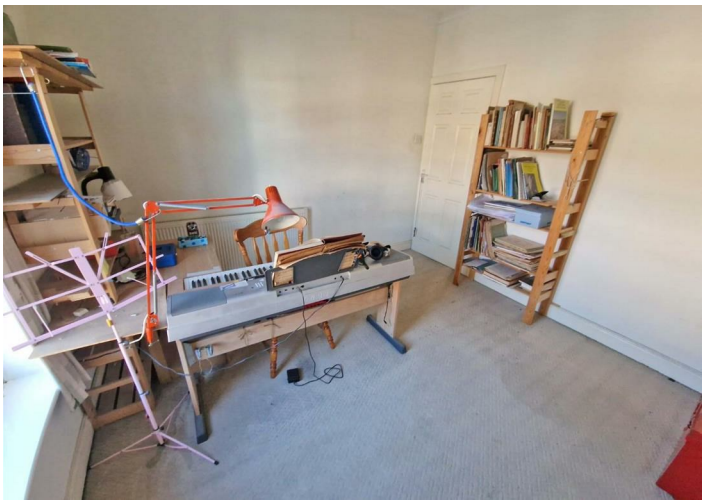
Bedroom Two
10'11" x 8'3" (3.34 x 2.52)
Window to rear aspect. Radiator. Storage cupboard.

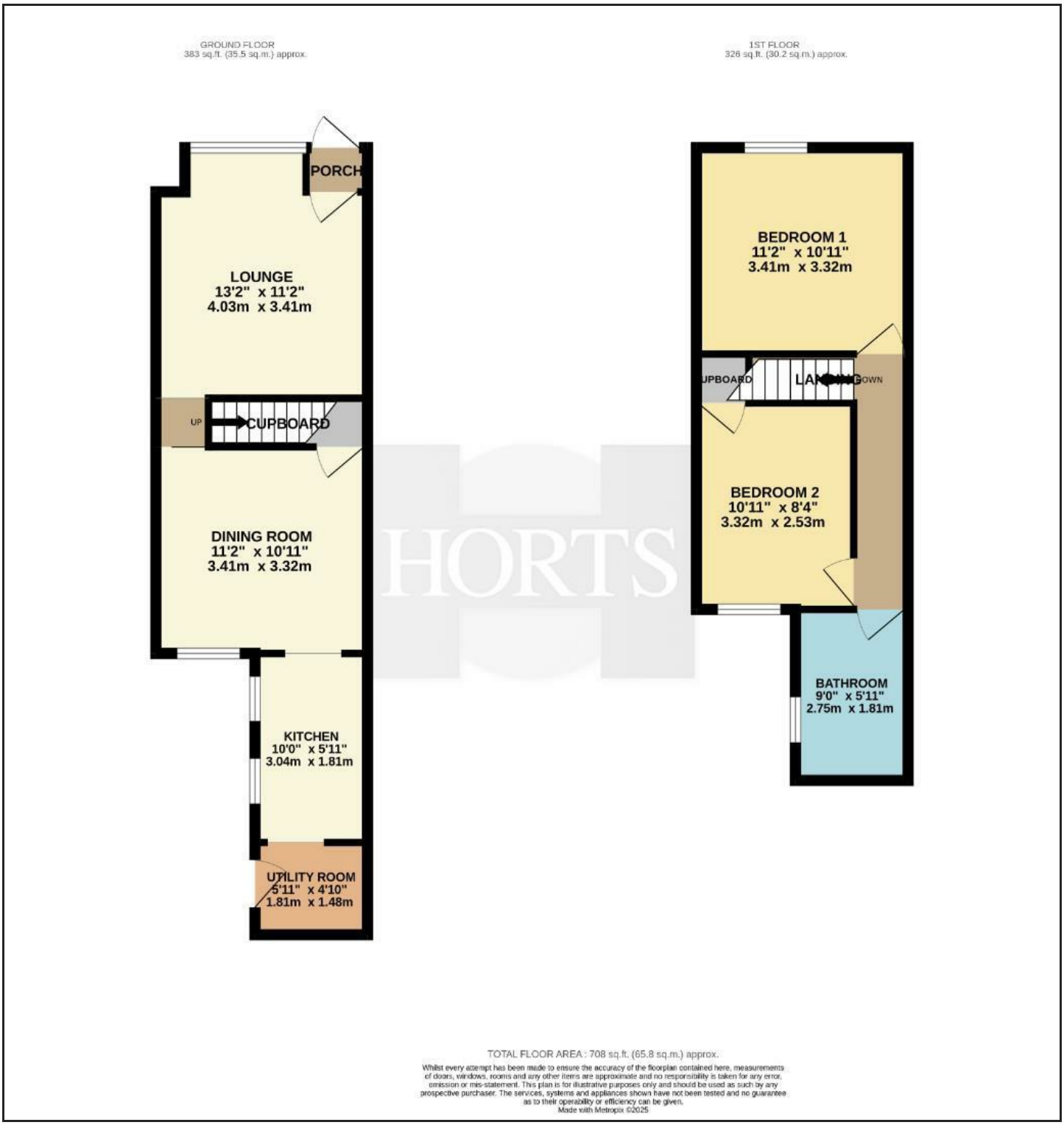
Bathroom
With four piece suite to comprise; shower cubicle, panelled bath, pedestal wash hand basin, and low level w.c. Part tiled walls. Radiator. Opaque window to side elevation.

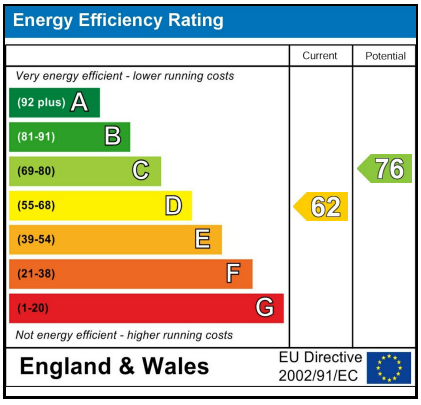
Front Garden
Courtyard style with brick wall to boundary. pathway to entrance.

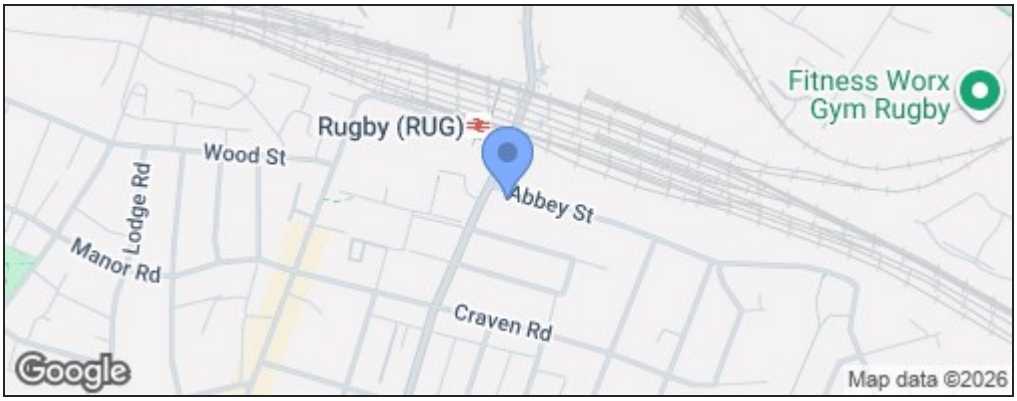
Rear Garden
Area laid to lawn. Timber shed. Brick walls to boundaries.

Agents Note
Council Tax Band: A
Energy Efficiency Rating: D









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.