

**43 Bronte Close
Town Centre
RUGBY
CV21 3PD
£185,000**



- **TWO BEDROOM**
- **LOUNGE**
- **GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO TOWN CENTRE**
- **END MEWS**
- **KITCHEN / DINER**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

An attractive two bedroom end of mews property benefiting from upvc double glazed windows, gas radiator central heating, a refitted kitchen, a hard landscaped rear garden, two bedrooms, a first floor bathroom and off road parking to the front of the property. The property is conveniently situated being within walking distance of Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via hardwood door into:

Entrance Hall

Stairs rising to first floor. Radiator. Doors to:

Lounge

13'8" x 9'8" (4.17m x 2.97m)

Window to front aspect. Ornamental feature fireplace (not for use) Radiator. Laminate floor covering. Door to:

Kitchen / Diner

13'1" x 9'8" (3.99m x 2.97m)

Fitted with a range of white base and eye level gloss units with roll top work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Space and plumbing for a washing machine. Cupboard housing central heating boiler. Understairs storage cupboard. Radiator. Window overlooking rear garden. Partly glazed door to rear garden.

Landing

Access to loft space. Airing cupboard. Doors to:

Bedroom One

12'11" x 9'4" (3.96m x 2.87m)

Two window to front aspect. Radiator. Built in wardrobe. Over stairs storage cupboard.

Bedroom Two

9'10" x 6'11" (3.02m x 2.13m)

Window to rear aspect. Radiator.

Bathroom

With suite to comprise; panel bath with electric shower over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Extractor fan. Frosted window to rear elevation. Radiator.

Front Garden

Laid to lawn with shrub borders. Driveway providing off road parking for one vehicle.

Rear Garden

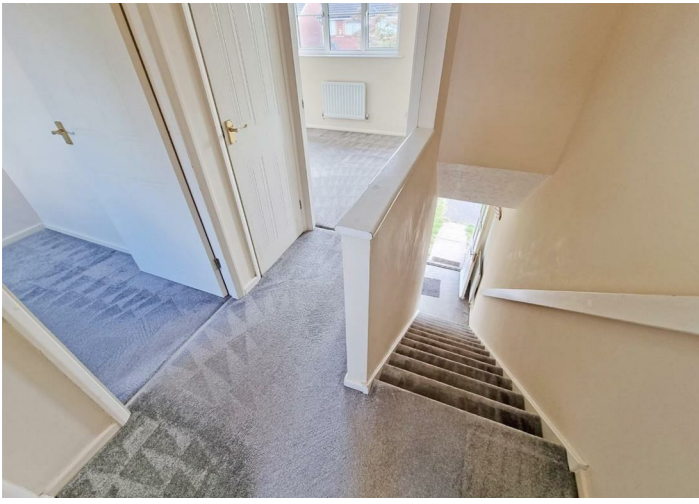
hard landscaped with paved patio area. Flower and shrub borders. Timber panel fencing to boundaries. Timber shed. Rear pedestrian access.

Agents Note

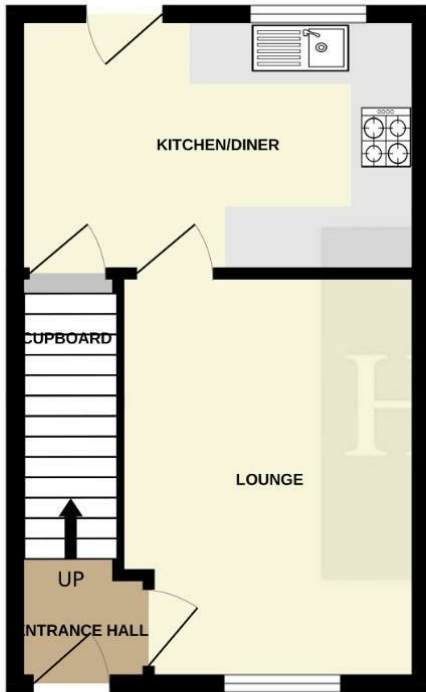
Council Tax Band: B

Energy Efficiency Rating: D

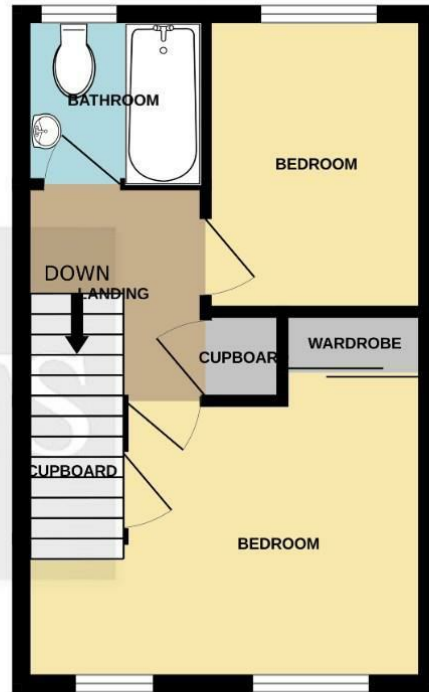




GROUND FLOOR

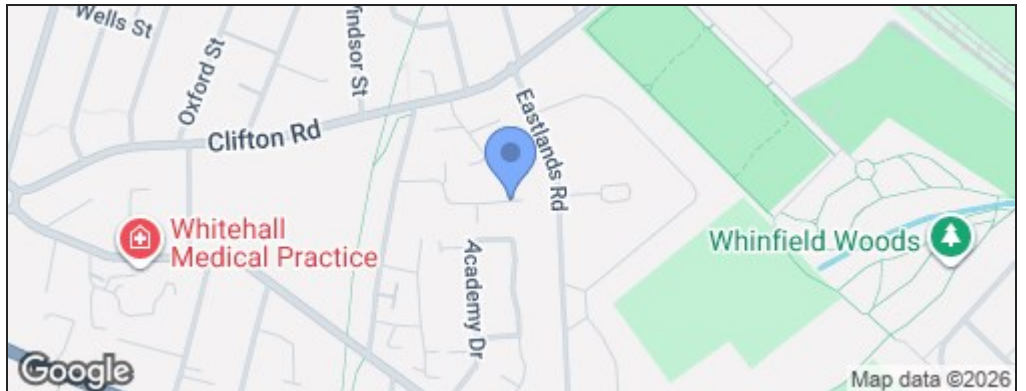


1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		68	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.