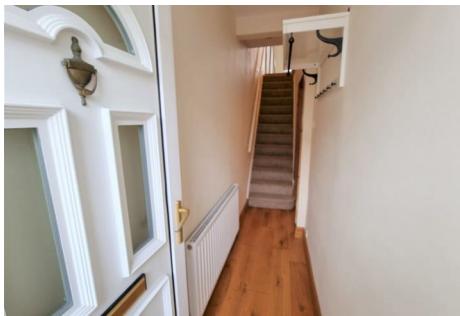


**131 Claremont Road  
Town Centre  
RUGBY  
CV21 3LU**

**£1,200 PCM**



- **THREE BEDROOM**
- **UNFURNISHED**
- **LOUNGE / DINING ROOM**
- **UPVC DOUBLE GLAZING**
- **TOWN CENTRE LOCATION**

- **MID TERRACE HOME**
- **AVAILABLE MARCH**
- **FITTED KITCHEN & UTILITY**
- **GAS RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

\*\*AVAILABLE MARCH\*\* A traditional three bedroom, mid terraced property situated within walking distance of Rugby Town Centre and Rugby Railway Station. In brief the accommodation comprises; entrance hall, lounge/dining room, kitchen, utility room, ground floor bathroom and three first floor bedrooms. Externally there is a small courtyard style front garden, an enclosed rear garden, and a detached single garage accessed via a service road. This property further benefits from upvc double glazing and gas radiator heating. \*\*UNFURNISHED\*\* Sorry, No Pets.

### **Accommodation Comprises**

Entry via upvc double glazed front entrance door into:

#### **Entrance Hall**

Stairs rising to first floor. Radiator. Laminate flooring.

#### **Lounge / Dining Room**

24'8" x 11'1" (7.52m x 3.40m)

Bay window to front aspect. Window to rear aspect. Two radiators. Laminate flooring.

#### **Kitchen**

11'3" x 7'10" (3.45m x 2.39m)

Fitted with a range of base and wall mounted units with work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in oven with gas hob and extractor hood over. Integrated dishwasher. Tiled splash backs. Tiled floor. Understairs storage cupboard. Radiator. Window to side aspect. Door to rear garden.

#### **Utility Room**

8'0" x 4'5" (2.44m x 1.37m)

Base unit with work surface over. Space and plumbing for a washing machine. Wall mounted boiler. Radiator.

#### **Bathroom**

8'0" x 7'4" (2.44m x 2.26m)

Fitted with a four piece white suite to comprise; panelled bath, fully tiled shower cubicle, pedestal wash hand basin and low level w.c. Tiling to splash areas. Ceramic tiled floor. Frosted window to rear elevation.

#### **First Floor Landing**

Access to loft space. Doors off to bedrooms.

#### **Bedroom One**

14'4" x 12'11" (4.39m x 3.96m)

Window to front aspect. Radiator.

#### **Bedroom Two**

11'8" x 8'9" (3.56m x 2.67m)

Window to rear aspect. Radiator.

#### **Bedroom Three**

11'5" x 8'0" (3.48m x 2.44m)

Window to rear aspect. Radiator.

#### **Front Garden**

Courtyard style with low level brick walls and pathway to entrance.

## **Rear Garden**

Mainly laid to lawn with patio area and steps leading to rear gated access. Brick walls to boundary.

## **Garage**

A detached single garage with up and over style door, glazed window to rear and pedestrian door into garden.

## **Agents Notes**

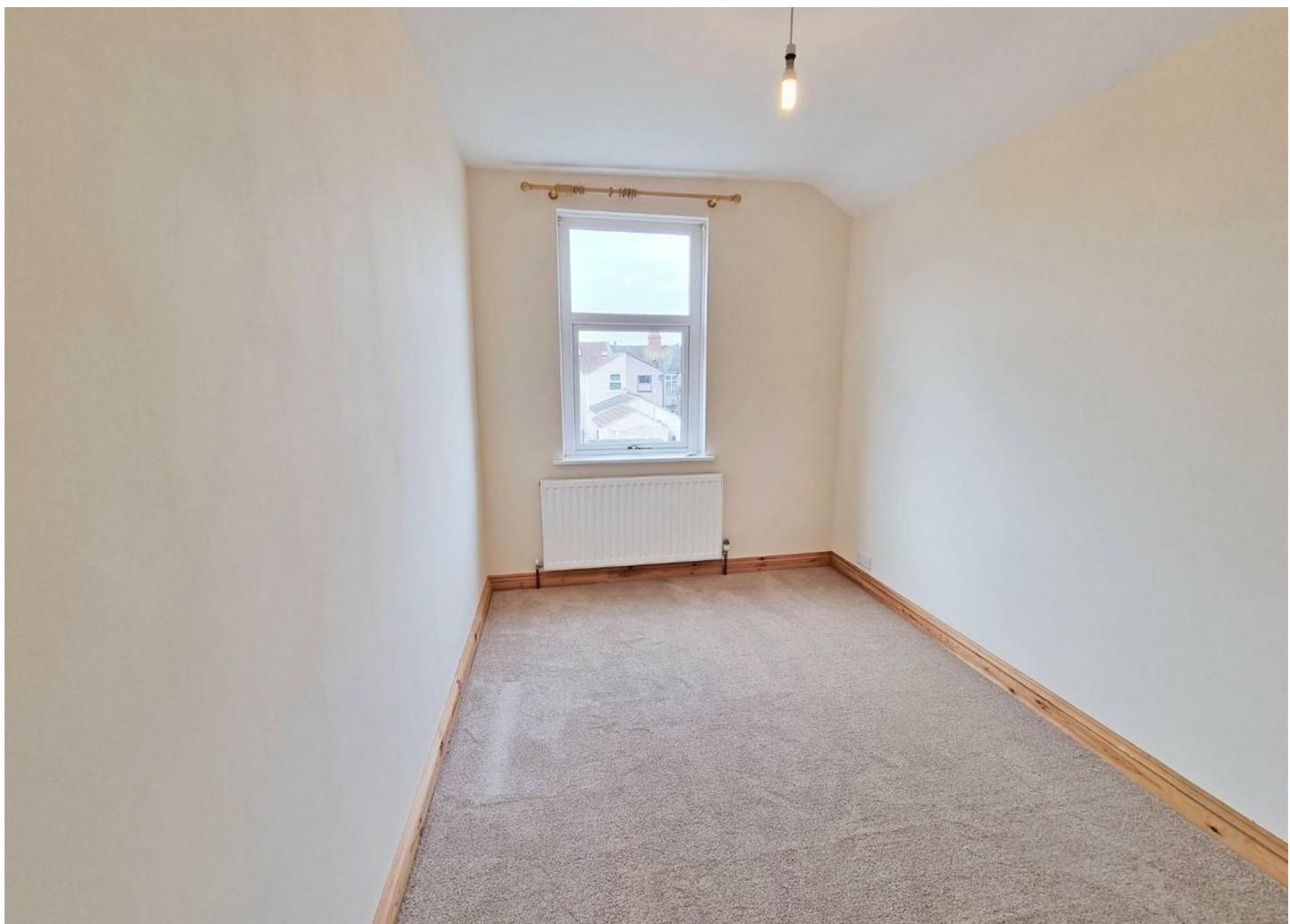
Deposit: £1384.61

Length Of Tenancy: 6 Months

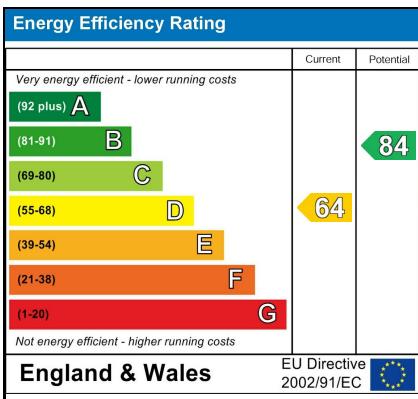
Council Tax Band: B

Energy Efficiency Rating: B









#### 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.