

**Church Court Little Church Street
Town Centre
RUGBY
CV21 3DG
£160,000**



- ONE BEDROOM
- MODERN END TERRACE
- OFF ROAD PARKING
- ELECTRIC HEATING

- IMMACULATELY PRESENTED
- OPEN PLAN LIVING
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING TBC

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



PERSONAL • PROFESSIONAL • PROACTIVE

An immaculately presented one bedroom modern end terrace set in the heart of Rugby town centre, offering a stylish layout and an exceptionally convenient location for everyday amenities and commuter links.

The accommodation includes a porch leading into an open plan lounge kitchen diner, a well proportioned double bedroom and a bathroom. The property benefits from electric heating, a Positive Input Ventilation system and upvc double glazed windows. Outside, there is a shared driveway and allocated parking.

The setting is a major advantage. Rugby railway station is within easy walking distance, providing fast mainline services to London Euston and Birmingham New Street, making this an ideal choice for commuters. Nearby, you will find shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Early viewing is highly recommended.

Accommodation Comprises

Entry via upvc entrance door into:

Porch

Windows to front and side. Tiled floor. Further upvc door leading into:

Open Plan Lounge/Kitchen/Diner

Lounge/Dining Area

11'9" x 10'6" (3.60m x 3.21m)

Window to front and side aspects. Wooden flooring. Electric heater. Stairs rising to first floor.

Kitchen Area

11'9" x 10'6" (3.60m x 3.21m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink unit with mixer tap. Electric hob and oven. Extractor. Integrated fridge and freezer. Integrated washing machine. Understairs storage cupboard housing hot water cylinder. Wooden flooring. Two windows to rear aspect.

Landing

Window to rear aspect. Doors off to bedroom and bathroom.

Bedroom

12'5" x 11'9" (3.80m x 3.60m)

(Restricted height) Two Velux windows. Electric heater. Two doors to eaves storage.

Bathroom

Fitted with a suite to comprise bath with rainfall shower and shower screen over, pedestal wash hand basin, and low level w.c. Heated chrome towel rail. Tiled walls. Tiled floor. Extractor. Frosted window to rear elevation.

Externally

Allocated parking space.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: TBC

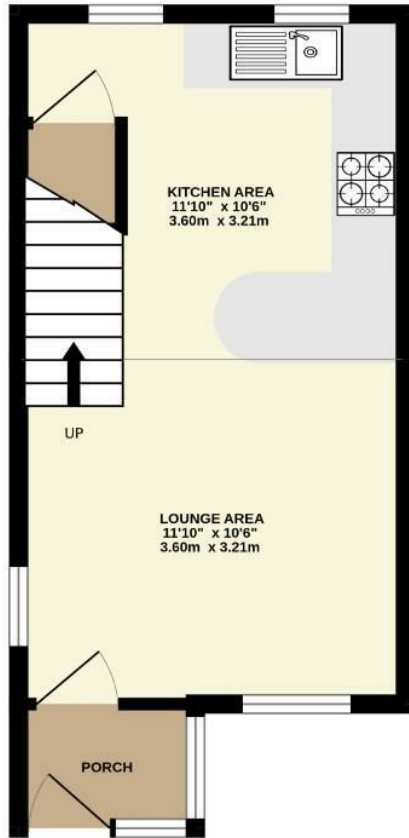
Service Charge: £340 per annum for external maintenance and external lighting.

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

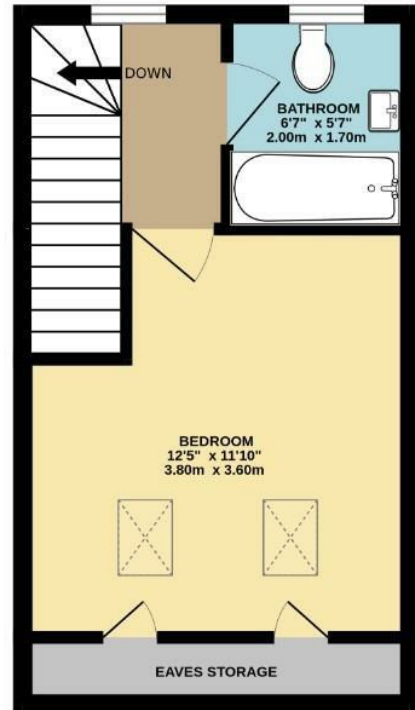




GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



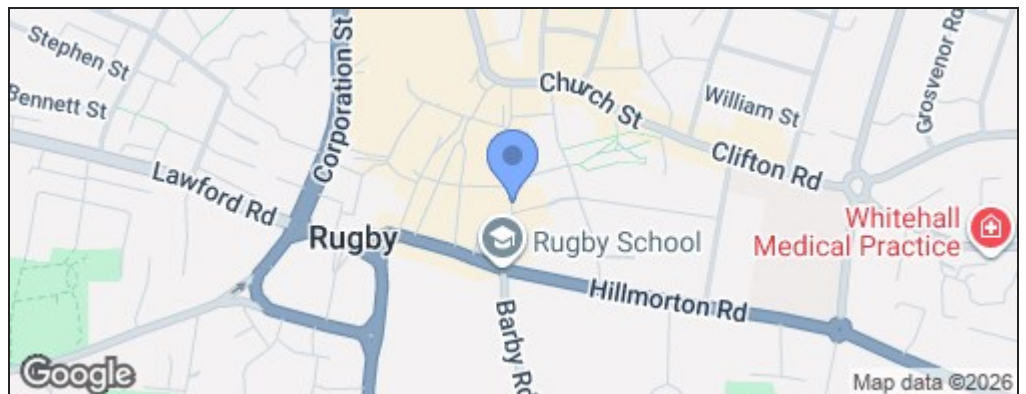
1ST FLOOR
248 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.1 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.