

**3 Avon Street
Clifton Upon Dunsmore
RUGBY
CV23 0DQ**

£900 PCM



- ONE BEDROOM
- AVAILABLE MARCH/APRIL
- SEPARATE LOUNGE AND DINING ROOM
- GAS RADIATOR HEATING
- VILLAGE LOCATION
- MID TERRACE COTTAGE
- UNFURNISHED
- MODERN FITTED KITCHEN WITH APPLIANCES
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

****AVAILABLE MARCH/APRIL**** A one bedroom mid terrace cottage located in the popular village of Clifton. This property has been redecorated and newly carpeted. In brief the accommodation comprises; entrance porch, lounge, separate dining room, modern kitchen with appliances, a first floor double bedroom, study/dressing room and an attic room. This property benefits from gas radiator central heating and upvc double glazing. Externally there is an enclosed rear garden. ****UNFURNISHED**** Sorry, no pets.

Clifton Upon Dunsmore is approximately 2 miles from Rugby Town Centre and Rugby Railway Station. The village offers a village church, local pub/restaurant, village shops, and a hair and beauty salon. Surrounding road and motorway links include the A5, A14, M6 and the M1. It is also only a short drive to Rugby Railway Station which operates mainline services to London Euston and Birmingham.

Accommodation Comprises

Entry via partly glazed composite door into:

Entrance Porch

Radiator. Tiled mosaic flooring. Window to side aspect. Door to:

Lounge

11'10" x 10'9" (3.63m x 3.30m)

Feature fireplace with exposed brick and tiled hearth. Herringbone wood flooring. Radiator. Window to front aspect. Shelving to side of chimney breast. (Please note that the log burner is ornamental only and not for use.) Door to:

Dining Room

10'9" x 9'1" (3.30m x 2.77m)

Herringbone wood flooring. Radiator. Glazed door to kitchen. Understairs cupboard with shelving and hanging space. Dog leg stairs rising to first floor.

Kitchen / Breakfast Room

12'11" x 10'11" (3.96m x 3.35m)

Fitted with a range of base and eye level units with beech work surface space. Stainless steel sink unit with mixer tap over. Metro tiling to all splash areas. Inset spotlights. Fitted appliances include; single oven, five ring gas hob, extractor fan, built in fridge, and a built in freezer. Dishwasher. Cupboard housing central heating boiler. Inset spotlights. Tiled floor. Two velux windows. Twin doors opening to rear garden.

First Floor Landing

Doors off to bedroom and bathroom. Further access to study/dressing room.

Bedroom One

10'9" x 9'8" (3.28m x 2.97m)

Window to front aspect. Radiator.

Bathroom

With three piece white suite to comprise; panelled bath with mixer shower over, w.c. with concealed cistern and pedestal wash hand basin. Tiling to splash areas. Chrome towel radiator. Inset spotlights. Frosted window to rear elevation. Further window to rear.

Study / Dressing Room

5'2" x 4'7" (1.60m x 1.42m)

Timber ladder rising to attic room.

Attic Room

11'7" x 10'0" (3.54m x 3.07m)

Suitable for storage. Skylight.

Front Garden

Courtyard style. Pathway to entrance.

Rear Garden

Paved patio area. Area laid to lawn. Timber shed. Enclosed by timber panel fencing. Gated side pedestrian access.

Agents Note

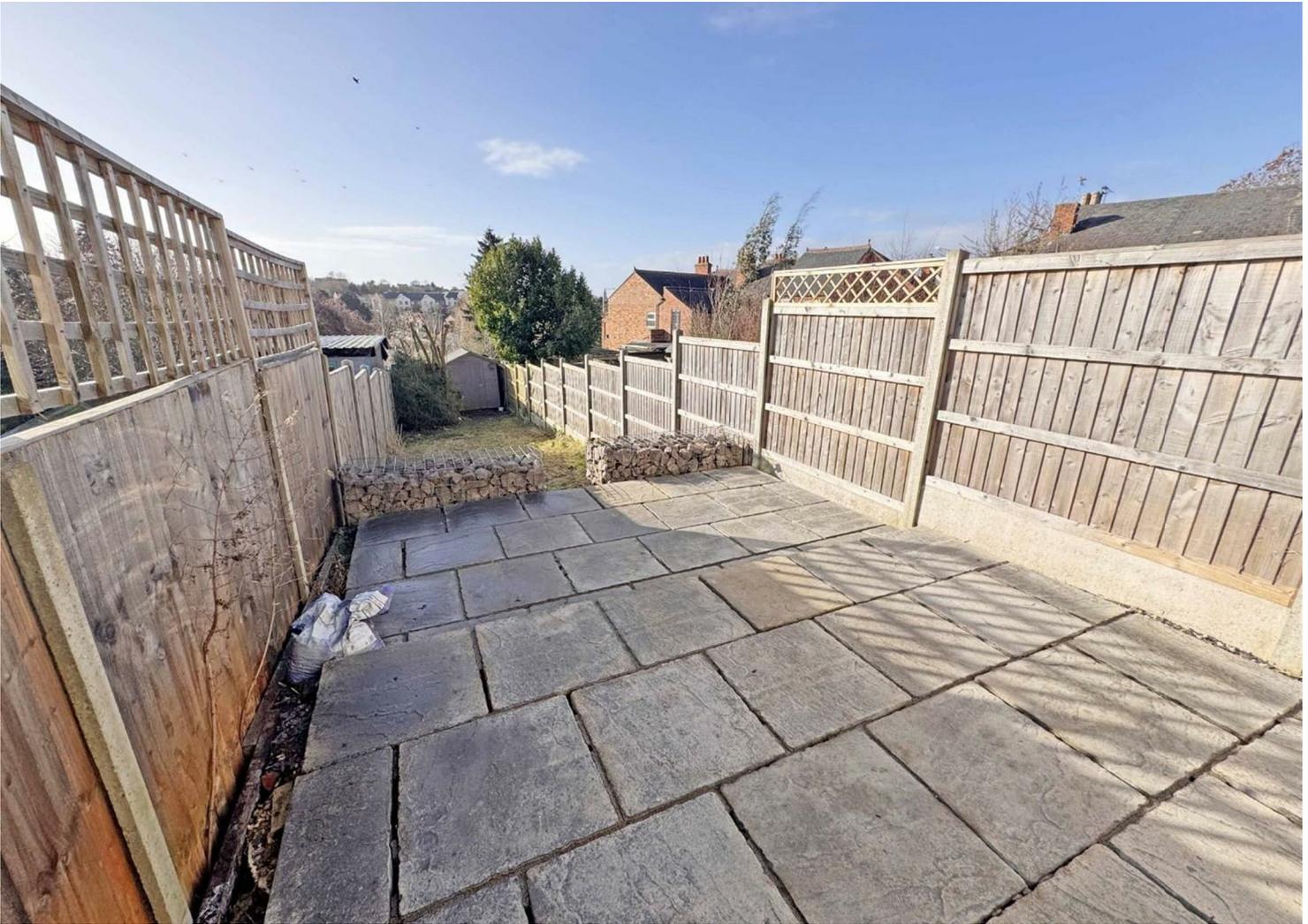
Deposit: £1038.46

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: A

Energy Efficiency Rating: C





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	90
EU Directive 2002/91/EC	
England & Wales	



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.