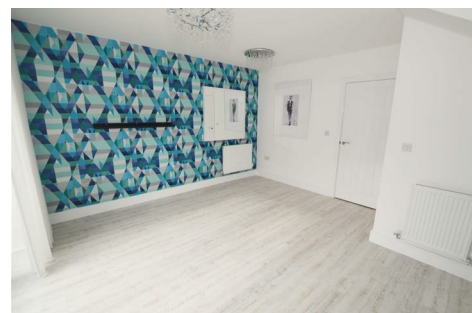


**2 Lewis Mews  
Technology Drive  
RUGBY  
CV21 1GU**

**£1,250 Per Month**



- **TWO BEDROOM**
- **FORMER SHOW HOME**
- **UNFURNISHED**
- **DOWNSTAIRS CLOAKROOM**

- **SEMI DETACHED TOWNHOUSE**
- **AVAILABLE BEGINNING AUGUST**
- **KITCHEN WITH APPLIANCES**
- **ENERGY EFFICIENCY RATING B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* AVAILABLE BEGINNING AUGUST\*\*** This former show home located in the popular development on Technology Drive positioned with an open aspect to the front. This superb property benefits from upvc double glazing, gas radiator central heating, kitchen with fully fitted appliances to include fridge/freezer, dishwasher, washing machine. In brief the accommodation comprises of, kitchen, downstairs cloakroom, lounge/dining room, two bedrooms and a family bathroom. Externally there is an enclosed rear garden and off road parking. **\*\*UNFURNISHED\*\***

### **Accommodation Comprises**

Entry via partly glazed composite door into:

#### **Entrance Hallway**

With stairs rising to first floor landing. Karndean flooring. Nest thermostat control. Stairs rising to first floor landing. Doors to:

#### **Downstairs Cloakroom / WC**

With suite to comprise; low level w.c. and pedestal wash hand basin. Tiling to splash areas. Radiator. Karndean flooring. Frosted window to front elevation.

#### **Kitchen**

9'9" x 6'1" (2.99m x 1.86m)

Fitted with a range of base and eye level units with work surface space incorporating a bowl and a half stainless steel sink unit with mixer tap over. Built in oven and hob with stainless steel extractor canopy. Zanussi appliances to include fridge/freezer, washing machine and dishwasher. Karndean flooring. Window to front aspect.

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

13'5" x 13'3" max (4.10m x 4.04m max)

Twin fully glazed upvc doors opening to rear garden. Two radiators. Understairs storage cupboard. Karndean flooring.

#### **First Floor Landing**

Doors to bedrooms and bathroom.

#### **Bedroom One**

13'6" x 8'5" max (4.12m x 2.59m max)

Two windows to rear aspect. Built in double wardrobes. Radiator. Nest thermostat control.

#### **Bedroom Two**

13'6" x 8'0" (4.12m x 2.46m )

Two windows to front aspect. Over stairs storage cupboard. Radiator.

#### **Bathroom**

With three piece white suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Tiling to splash areas. Towel radiator. Karndean flooring. Extractor fan.

#### **Externally Front**

Shrub borders. Pathway to the entrance. Allocated parking for one vehicle. Shared visitor parking space.

#### **Rear Garden**

Paved patio area. Area laid to lawn. Flower and shrub borders. Enclosed by timber panel fencing. Side pedestrian access.

#### **Agents Note**

Deposit: £1442.30

Council Tax Band: B

Energy Efficiency Rating: C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.