

**121 Abbey Street  
Town Centre  
RUGBY  
CV21 3LL**

**£995 PCM**



- **TWO BEDROOM**
- **AVAILABLE MID APRIL**
- **FIRST FLOOR BATHROOM**
- **KITCHEN WITH APPLIANCES**
- **CLOSE TO RAILWAY STATION**
- **TERRACED PROPERTY**
- **UNFURNISHED**
- **LOUNGE AND DINING ROOM**
- **REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*AVAILABLE MID APRIL\*\*** An immaculately presented two bedroom terrace located close to Rugby Railway Station. In brief the accommodation comprises; lounge, dining room, kitchen with built in appliances, first floor bathroom, and two double bedrooms. This property also benefits from upvc double glazing and gas radiator central heating. **\*\*UNFURNISHED\*\*** Sorry, No Pets.

The property is conveniently situated being within walking distance of Rugby railway station which operates mainline services to London Euston and Birmingham New Street making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

### **Accommodation Comprises**

Entry via partly glazed upvc door into:

#### **Lounge**

13'1" x 11'1" (4.00m x 3.40m)

Bay window to front. Wood laminate floor covering. Radiator. Walkway through to:

#### **Dining Room**

12'5" x 11'1" (3.80m x 3.40m)

Window to rear. Understairs storage cupboard. Wood laminate floor covering. Radiator. Stairs rising to first floor landing. Inset spotlights.

#### **Kitchen**

14'1" x 6'6" (4.30m x 2.00m)

Fitted with a range of base and eye level units with work surface space with splashbacks, incorporating a stainless steel sink and drainer with mixer tap over. Built in electric hob, with extractor canopy over, single oven, slimline dishwasher, washer dryer, fridge/freezer. Breakfast bar. Wood laminate floor covering. Radiator. Glazed upvc door to rear garden.

#### **First Floor Landing**

Doors off to bedrooms and bathroom.

#### **Bedroom One**

14'1" x 10'5" (4.30m x 3.20m)

Window to front. Radiator.

#### **Bedroom Two**

12'5" x 9'2" (3.80m x 2.80m)

Window to rear. Radiator.

#### **Bathroom**

With three piece suite to comprise; panelled bath with mixer shower over, wash hand basin with vanity unit and low level w.c. with concealed cistern. Chrome radiator. Tiling to splash areas. Frosted window to rear elevation. Tiled flooring. Tiled walls.

#### **Externally**

#### **Rear Garden**

Patio area. Laid to lawn with shrubs. Timber fencing. Side pedestrian access.

#### **Agents Note**

Deposit: £1148.07

Length Of Tenancy: 6 months

Local Authority: Rugby

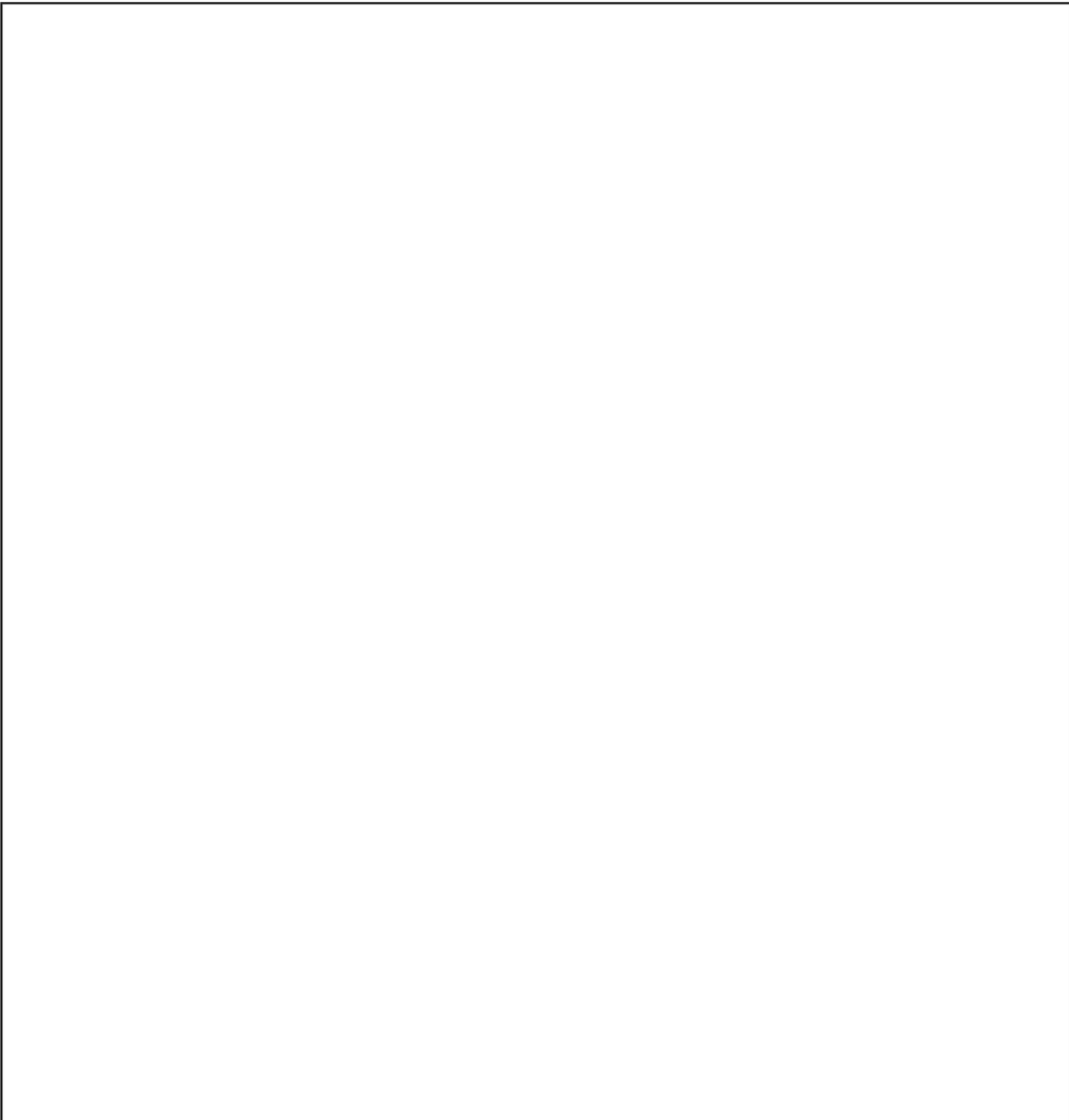
Council Tax Band: A

Energy Efficiency Rating: D

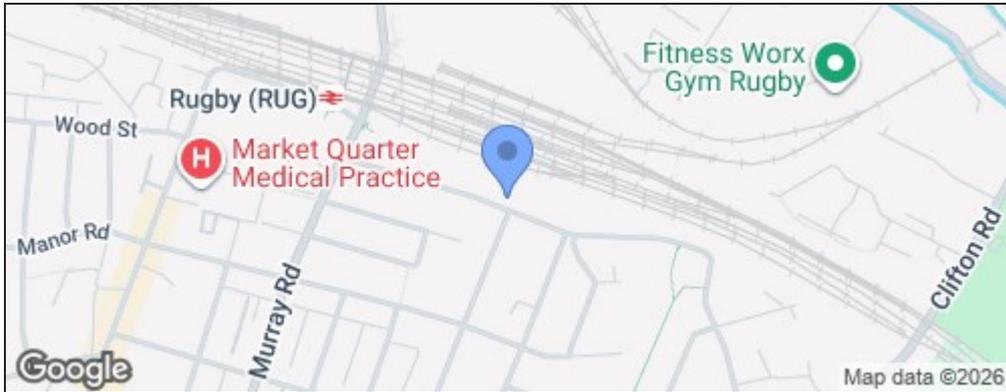








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	<b>56</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &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 firms employment has the authority to make or give any representation or warranty in respect of the property.