33 Holbrook Avenue
Town Centre
RUGBY
CV21 2QG

£235,000









- THREE BEDROOMS
- SEPARATE RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- MATURE MID TERRACE
- FITTED KITCHEN
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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A Three Bedroom Mid Terrace Property in Rugby Town Centre offered with NO ONWARD CHAIN.

Conveniently located within walking distance of Rugby town centre and railway station, this attractive three bedroom mature mid terrace property offers well proportioned accommodation, ideally suited to a range of buyers.

The accommodation briefly comprises an entrance hallway, spacious lounge, separate dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom.

Further benefits include upvc double glazing, gas central heating, together with front and rear gardens.

The property enjoys an excellent central location, with a wide range of amenities close at hand, including shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and the renowned Rugby School.

For commuters, Rugby railway station is within easy walking distance and provides mainline services to London Euston in approximately 50 minutes and Birmingham New Street in around 30 minutes. There is also convenient access to the region's motorway network, including the M1, M6 and M45.

An ideal opportunity to acquire a well located home within easy reach of the town centre and excellent transport links.

Accommodation Comprises
Entry via partly glazed upvc door into;

Entrance Hall
With stairs rising to the first floor landing. Understairs storage area. Cupboard housing central heating boiler. Radiator. Coat hanging space. Doors to:

Lounge
12'6" x 11'1" (3.83m x 3.38m)
Upvc double glazed bay window to the front aspect. Feature fireplace. Dado rail. Coving to ceiling. Radiator.

Dining Room
13'1" x 11'1" (4.01m x 3.38m)
Upvc double glazed window to the rear aspect. Stripped wood flooring. Feature fireplace. Radiator. Dado rail. Coving to ceiling.

Kitchen
9'10" x 5'11" (3.02m x 1.81m)
Fitted with a range of base and wall mounted units. Work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Tiling to splash areas. Freestanding gas cooker. Space and plumbing for a washing machine. Space for a fridge /freezer. Upvc double glazed window to rear. Door to rear garden.

Landing
Airing cupboard housing hot water cylinder and shelving. Loft access. Doors to;

Bedroom One
12'6" x 11'0" (3.83m x 3.37m)
Upvc double glazed window to the rear aspect. Radiator. Dado rail.

Bedroom Two
11'1" x 10'11" (3.40m x 3.34m)
Upvc double glazed window to the front aspect. Radiator. Dado rail.

Bedroom Three
7'10" x 7'7" (2.41m x 2.33m)
Upvc double glazed window to the front aspect. Radiator. Dado rail.

Bathroom
7'6" x 6'10" (2.30m x 2.10m)
With suite to comprise panelled bath with electric shower over, pedestal wash basin, and low flush w.c. Tiling to splash areas. Radiator. Dado rail. Frosted upvc double glazed window to the rear aspect.

Front Garden
Fully paved. Enclosed by red brick wall. Gated access. Shrub borders.

Rear Garden
Patio area to the immediate rear. Remainder laid to lawn with flower and shrub borders. Outside brick store. Timber panel fencing to the boundaries. Gated pedestrian access to service road.

Agents Note
Council Tax Band: B
Energy Efficiency Rating: D

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.




















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RUGBY
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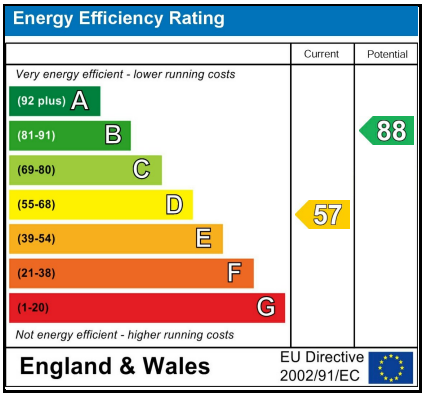
GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.

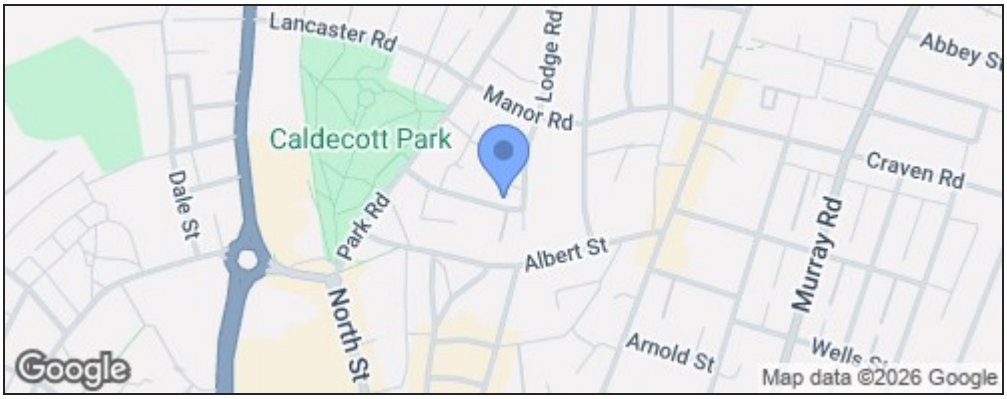
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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