

**11 King Edward Road
Town Centre
RUGBY
CV21 2TA
£225,000**



- **TWO BEDROOM TERRACED PROPERTY**
- **FIRST FLOOR BATHROOM**
- **DOUBLE GLAZING**
- **NO CHAIN**

- **TOWN CENTRE LOCATION**
- **GROUND FLOOR W.C.**
- **GAS CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

King Edward Road is located in Rugby Town Centre and close to Rugby Railway Station. This well presented mid-terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The ground floor features a convenient W.C.

Upstairs, you will find two inviting bedrooms, perfect for a small family or as a guest room and study. The first-floor bathroom is a true highlight, boasting a luxurious roll-top bath alongside a separate shower, providing a perfect blend of elegance and functionality.

This property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. The combination of its charming features and convenient location makes this home a must-see for anyone looking to settle in Rugby. Whether you are a first-time buyer or seeking a cosy retreat, this two-bedroom terraced house is sure to impress.

Accommodation Comprises

Entry via covered entrance. Upvc door with obscure double glazed panels into:

Entrance Hall

Stairs rising to first floor landing. Picture rail. Radiator. Electricity meter and consumer unit. Doors to lounge and dining room.

Dining Room

11'5" into bay x 8'11" (3.48m into bay x 2.74m)

Double glazed bay window to front with fitted shutter blinds. Radiator with thermostat control. Wall mounted electric heater. Picture rail.

Lounge

12'2" x 11'5" (3.73m x 3.48m)

Double glazed window to rear. Coving to ceiling. Original fireplace (open). Radiator with thermostat control. Storage cupboard with gas meter and coat hanging space.

Kitchen

11'1" x 7'4" (3.4m x 2.24m)

Fitted with a range of base and eye level units. Roll top work surface space with stainless steel sink and drainer. Built in oven and hob with extractor fan. Space and plumbing for a washing machine. Space for a fridge/freezer. Combination boiler. Tiled floor. Double glazed window to the side. Timber door with obscure glazed panel into:

Lobby

Upvc door with double glazed obscure pane and side screen. Laminate flooring.

Ground Floor W.C.

8'0" x 7'8" (2.44m x 2.36m)

Pedestal wash hand basin. Low flush w.c. Space for a tumble dryer. Extractor fan. Laminate flooring. Obscure double glazed window to rear elevation. Access to loft space.

First Floor

Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

14'0" x 11'3" (4.27m x 3.45m)

Double glazed window to the front. Radiator. Built in mirrored wardrobe and fitted cupboards.

Bedroom Two

11'3" x 9'1" (3.45m x 2.77m)

Double glazed window to the rear. Radiator. Fitted cupboards.

Bathroom

11'1" x 7'4" (3.4m x 2.24m)

Roll top bath with shower attachment over. Separate shower cubicle with mixer shower and aqua boarding. Pedestal wash hand basin. low flush w.c. Chrome ladder radiator. Tiled floor. Obscure double glazed window to rear.

Front Garden

Brick wall to boundary. Pathway to entrance. Side access to rear garden.

Rear Garden

Laid to paving. Enclosed by timber fencing.

Agents Note

Council Tax Band: A

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.

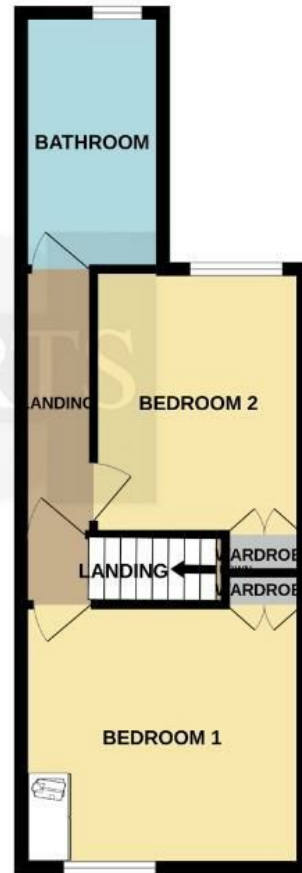




GROUND FLOOR

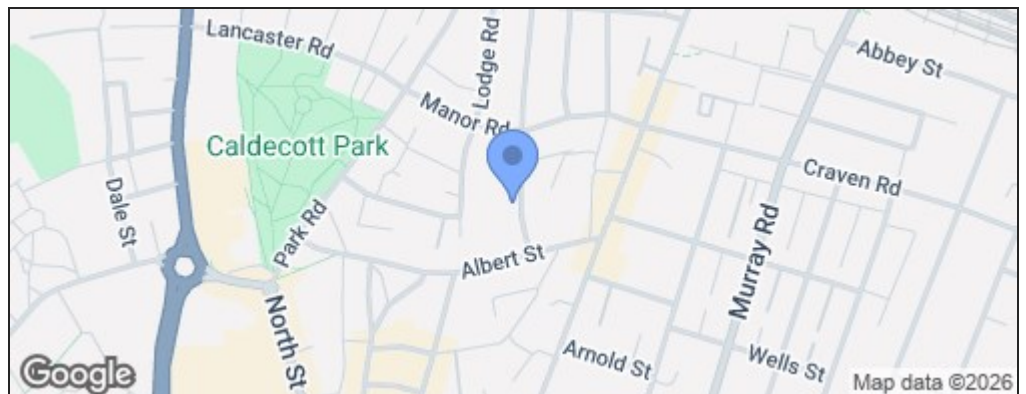


1ST FLOOR



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	
		76
	65	



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.