

**24 King Street
Town Centre
RUGBY
CV21 2LT**

£925 PCM



- **TWO BEDROOM**
- **AVAILABLE MID MAY**
- **LOUNGE**
- **UTILITY ROOM**
- **UPVC DOUBLE GLAZING**

- **END TERRACE**
- **UNFURNISHED**
- **KITCHEN/DINER**
- **GROUND FLOOR BATHROOM**
- **ENERGY EFFICIENCY RATING D**

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



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****AVAILABLE MID MAY**** A two bedroom end terrace property located close to Rugby town centre. In brief the accommodation comprises; lounge, kitchen/diner, utility room, ground floor bathroom, and two double bedrooms. Externally there is an enclosed low maintenance rear garden. ****UNFURNISHED**** Sorry, No Pets.

The property is conveniently situated being within walking distance of the town centre and Rugby railway station, which operates mainline services to London Euston and Birmingham New Street in approximately 50 and 30 minutes respectively. There is easy access to the regions central motorway networks including M1, M6, and M45. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via upvc door into:

Lounge

11'10" x 11'3" (3.62m x 3.43m)

Window to front aspect. Radiator. Inset spotlights. Feature fireplace. (Not usable) Stairs rising to first floor. Understairs storage cupboard. Door to:

Kitchen/Diner

11'8" x 11'3" (3.57m x 3.43m)

Fitted with a range of base and eye level units. Work surface space incorporating a stainless steel sink unit with mixer tap over. Tiling to splash areas. Electric cooker. Fridge/freezer. Vinyl floor covering. Radiator. Inset spotlights. Window to rear aspect. Door to:

Utility Room

7'8" x 11'3" (2.36m x 3.45m)

Fitted base units with work surface space. Washing machine. Tumble dryer. Vinyl floor covering. Window to side aspect.

Inner Lobby

Partly glazed upvc door to rear. Vinyl floor covering. Door to:

Bathroom

Panel bath with mixer shower over. Wash hand basin with vanity unit. Low level w.c. Tiling to all splash areas. Extraction system. Chrome towel radiator. Inset spotlights. Frosted window to side elevation.

First Floor Landing

Doors to:

Bedroom One

11'10" x 11'3" (3.62m x 3.45m)

Window to front aspect. Radiator.

Bedroom Two

11'9" x 11'4" (3.60m x 3.46m)

Window to rear aspect. Radiator. Overstairs storage cupboard. Access to loft.

Rear Garden

Fully paved with side pedestrian access.

Agents Note

Deposit: £1067.30

Length Of Tenancy: 6 Months

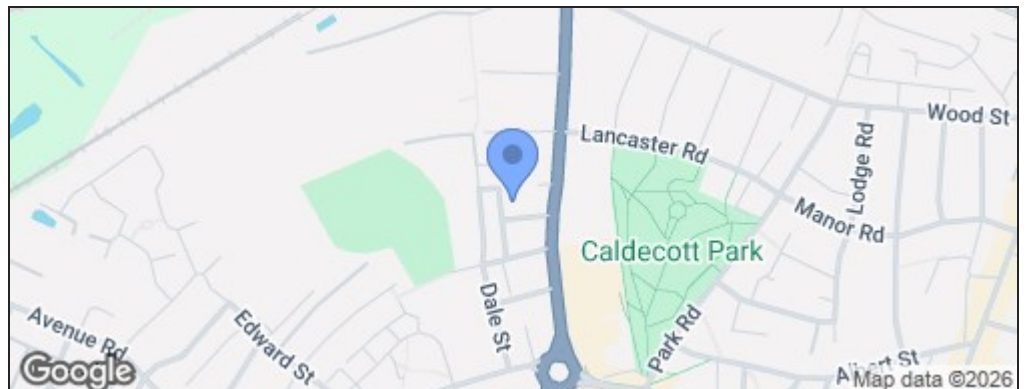
Council Tax Band: A

Energy Efficiency Rating: D





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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.