

Temple Street, , Rugby CV21 3TB
Offers In The Region Of £205,000

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LETTINGS AND SALES

Two bedroom mid terrace home located to within walking distance of Rugby town centre and train station. The property benefits from double glazing and gas central heating. The accommodation comprises of entrance hallway with stairs rising to first floor, lounge with cast iron fire set in Adam style fire surround, dining room with understairs storage cupboard, fitted kitchen with oven and separate utility room. The first floor has two double bedrooms and the recently fitted bathroom has a white suite with electric shower over the bath. There is a rear garden with established trees and street parking. Please note there are tenants currently in situ on a fixed term Assured Shorthold tenancy until 8th March 2025, the property achieves £9,300 per annum in rental income. Vacant possession can be obtained in March 2025 if vacant possession is required.

Hall

15'6" max x 2'8" max (4.73m max x 0.83m max)

Double glazed front entrance door with borrowed light above, radiator and wooden floorboards.

Lounge

11'10" max x 8'4" max (3.63m max x 2.56m max)

Double glazed bayed window to the front elevation, radiator, cast iron feature fire set in Adam style fire surround and wooden floorboards.

Dining Room

11'10" max x 11'7" max (3.61m max x 3.54m max)

Double glazed window to the rear elevation, radiator and wooden floorboards. There is a storage cupboard under the stairs which houses the consumer unit.

Kitchen

11'4" max x 6'11" max (3.46m max x 2.11m max)

Double glazed window to the side elevation, range of fitted wall and base units with tiled splashbacks, Ignis electric oven with gas hob and extractor, single drainer sink unit with mixer tap, radiator and vinyl flooring.

Utility

7'1" max x 6'11" max (2.17m max x 2.11m max)

Double glazed window to the rear elevation, Potterton boiler, worktop and vinyl flooring.

Stairs and Landing

16'1" max x 2'5" max (4.91m max x 0.74m max)

Stairs rising from hallway to first floor, loft hatch and carpeted.

Bedroom One

11'11" max x 11'6" max (3.64m max x 3.53m max)

Double glazed window to the front elevation, built-in storage cupboard, radiator and carpeted.

Bedroom Two

10'7" max x 8'7" max (3.25m max x 2.64m max)

Double glazed window to the rear elevation, radiator and carpeted.

Bathroom

10'0" max x 6'10" max (3.06m max x 2.09m max)

Double glazed window to the rear elevation, radiator and electric shaving point and light. Recently fitted white suite comprising panelled bath, low flush w.c. and washing hand basin, Triton T80 electric shower over the bath and vinyl flooring. There is a fitted double cupboard housing water tank and header tank.

Front Garden

Wall to front garden.

Rear Garden

Garden with established trees paved patio area.

Tenure-Freehold

Viewings

Ground Floor
Approx. 39.8 sq. metres (428.0 sq. feet)

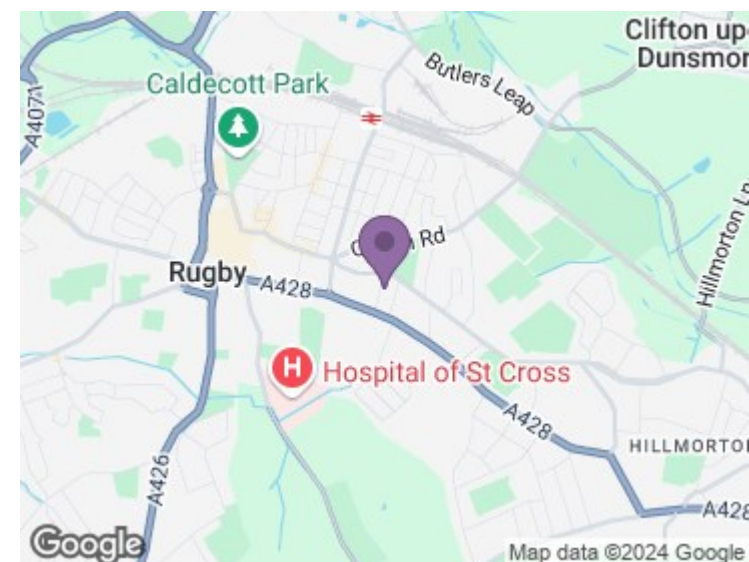


First Floor
Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.5 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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