



Cambridge Street, Rugby
Offers Over £169,995

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ESTATE AGENTS

Cambridge Street, Rugby, Rugby

Complete Estate Agents are delighted to welcome to the market a traditional two bedroom mid terrace property located within close proximity to Rugby town centre and Rugby railway station. The Property comprises of Entrance Hall, lounge/dining room, kitchen, utility area and downstairs wc. To the first floor there are two bedrooms and a refitted family bathroom. Externally there is a low maintenance front garden and a good size rear garden. The property would ideally suit a first time buyer or investor and is being sold with no onward chain. Viewing is essential to appreciate this delightful home.

Entrance Hall

Stairs rising to first floor. Radiator. Coving to ceiling. Door off to lounge and dining room.

Lounge/Dining Room

Lounge Area 12'10" x 9'7" (3.92m x 2.94m)

Upvc window to front. Radiator. Telephone point. Coving to ceiling. Archway through to:

Dining Area 12'11" x 9'8" (3.95m x 2.96m)

Upvc window to rear. Radiator. Opaque glazed door leading into:



Kitchen 10'4" x 7'4" (3.16m x 2.26m)

Fitted with a range of base and eye level units with roll top work surface over. Stainless steel sink unit with mixer taps. Space for a cooker. Space and plumbing for a washing machine. Wall mounted 'Ideal' combi boiler. Tiled splash backs. Upvc window to side. Opaque glazed door to side. Extractor fan. Door to cellar. Archway through to:

Utility Area 5'6" x 3'11" (1.69m x 1.21m)

Upvc window to side. Radiator. Space and plumbing for a washing machine and tumble dryer. Sliding door giving access to:

Downstairs WC

Low level w.c. Opaque glazed window to rear.

Landing

Access to loft. Doors off to bedrooms and bathrooms

Bedroom One 12'9" x 10'11" (3.89m x 3.35)

Upvc window to front. Radiator.

Bedroom Two 12'11" x 7'4" (3.96m x 2.26)

Upvc window to rear. Radiator.

Bathroom

With panel bath, separate fully tiled shower cubicle with mixer shower, pedestal wash hand basin and low level w.c. Tiled floor. Tiling to splash areas. Radiator. Extractor fan. Upvc opaque glazed window to rear.

Rear Garden

Mainly laid to lawn. Paved pathway. Range of established plants, trees and shrubs. Timber panel fencing and hedges to boundaries.

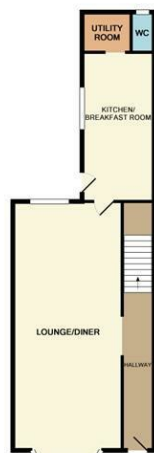
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council



Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

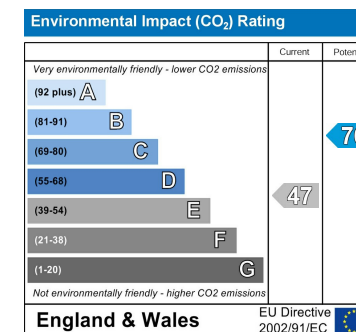
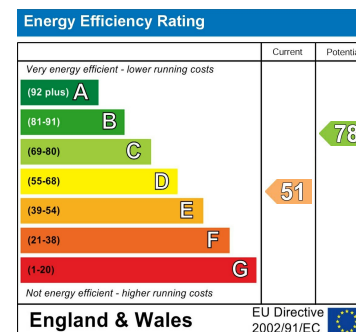


GROUND FLOOR
APPROX. FLOOR
AREA: 526 SQ.FT.
(48.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA: 493 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA: 1019 SQ.FT. (94.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as built by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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