



Sun Street, Town Centre
Offers Over £180,000

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ESTATE AGENTS

Sun Street, Town Centre, Rugby

Complete Estate Agents are pleased to offer for sale this two bedroom mature semi detached property situated in the heart of Rugby Town Centre, close to local amenities and Rugby Railway Station. In brief the accommodation comprises, entrance lobby, lounge/dining room, fitted kitchen and ground floor bathroom. To the first floor there are two double bedrooms. The property further benefits from upvc double glazing and gas fired central heating. Early viewing is strongly recommended. Call 01788 550800 to view.

Lounge / Dining Area 27'0" x 11'1" (82.3 x 3.40)

Upvc double glazed window to the front aspect. Two upvc double glazed windows to the side aspect. Coving to ceiling. Two radiators. Laminate flooring. Storage cupboard housing meters. Telephone point. Stairs rising to first floor landing.

Downstairs Bathroom

Refitted suite with a corner bath and shower over. Low flush WC with fitted base storage cupboards with inset sink unit. Fully tiled walls. Window to side aspect.



Kitchen 10'5" x 9'8" (3.20 x 2.95)

A range of base and wall mounted units to incorporate a one and half bowl sink and drainer with mixer tap over. Roll top worksurfaces with coordinating part tiled walls. Space and plumbing for an automatic washing machine and slimline dishwasher. Built in oven and hob. Space for under surface fridge. Tiled floor. Coving to ceiling. Radiator. Upvc double glazed window to the rear aspect. Upvc half glazed door to the side.

First Floor Landing

Doors to

Bedroom One 14'11" x 7'10" (4.55 x 2.41)

Upvc double glazed window to the rear aspect. Coving to ceiling. Radiator. Laminate flooring. Telephone point.

Bedroom Two 14'11" x 7'10" (4.55 x 2.41)

Upvc double glazed window to the rear aspect. Coving to ceiling. Radiator. Laminate flooring. Telephone point.

Outside

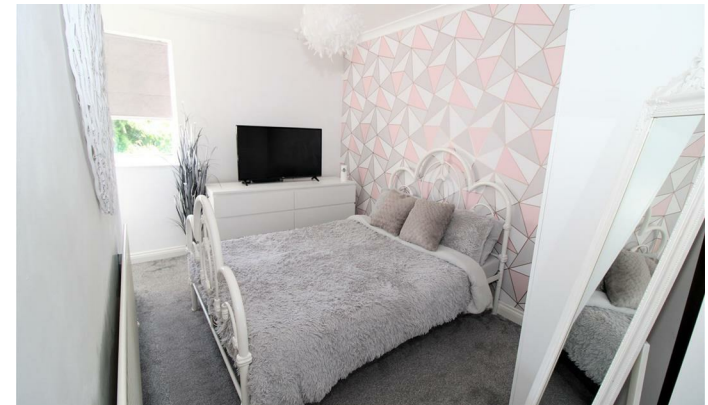
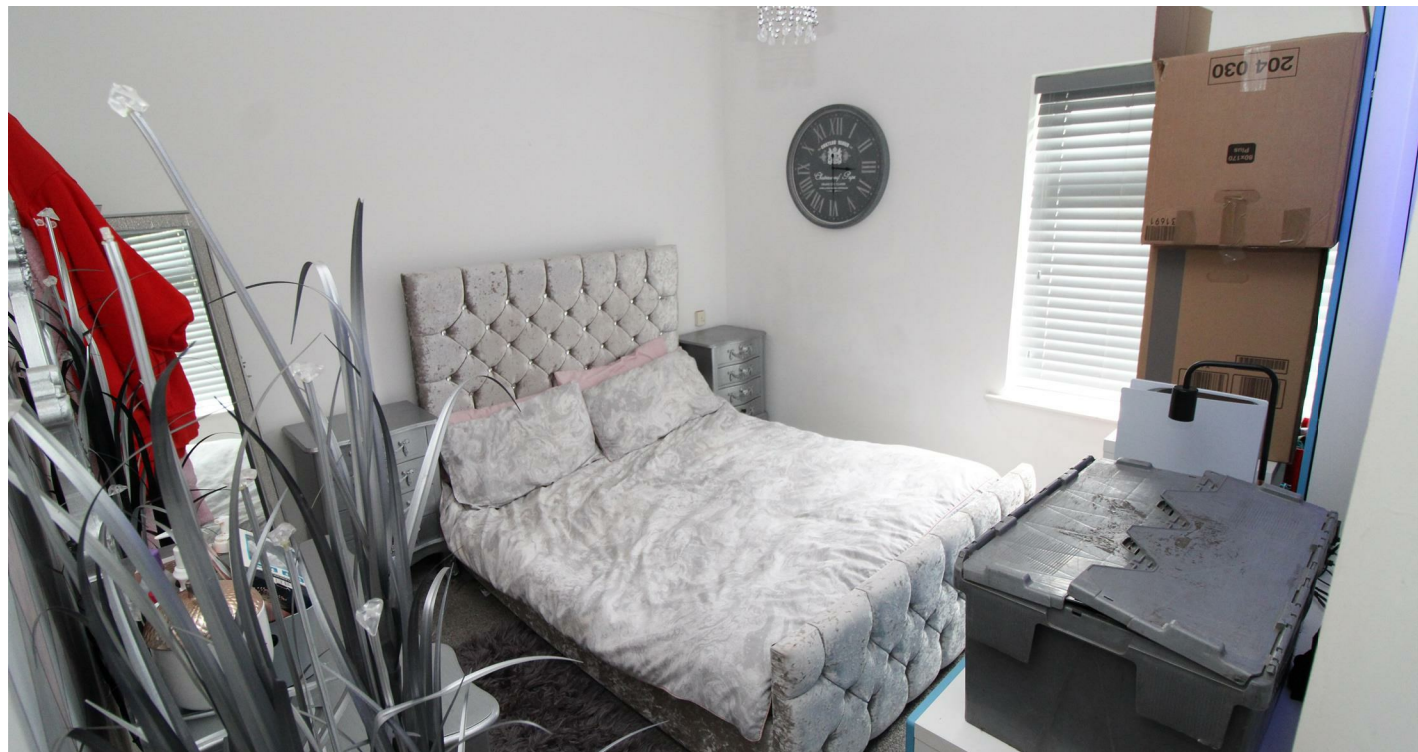
The enclosed low maintenance rear garden comprises of area laid to patio. Gated side pedestrian access. Brick walling and timber panel fencing to boundary.

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



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.

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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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