# 48 Aqua Place
# Town Centre
# RUGBY
# CV21 1BY

## £950 PCM

- THREE BEDROOM
- UNFURNISHED
- KITCHEN WITH APPLIANCES
- ENCLOSED REAR GARDEN
- THREE STOREY
- AVAILABLE MID JANUARY
- GARAGE AND PARKING
- ENERGY EFFICIENCY RATING C

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**AVAILABLE MID JANUARY** A modern three storey town house situated within easy reach of Rugby town centre and Rugby Railway Station. In brief the accommodation comprises; entrance hall, w.c. and utility room to the ground floor. To the first floor there is a lounge and a fully fitted kitchen with appliances. To the Second floor there are three bedrooms and a family bathroom. This property also benefits from double glazing, gas fired central heating, an enclosed rear garden, off road parking and a single garage. **UNFURNISHED** Sorry, no pets.

**Accommodation Comprises**
Entry via part glazed door into:

**Entrance Hallway**
Stairs rising to first floor landing. Understairs storage cupboard. Door to garage. Doors off to:

**Downstairs Cloakroom**
Pedestal wash hand basin. Low flush w.c. Tiling to splash areas. Radiator. Frosted window to rear elevation.

**Utility Room**
Base units with work surface over incorporating a stainless steel sink and drainer unit. Tiled splashbacks. Space and plumbing for a washing machine. Wall mounted boiler. Extractor fan. Window to rear aspect. Part glazed door to garden.

**First Floor Landing**
Stairs rising to second floor. Window to front aspect. Radiator. Doors off to kitchen/diner and lounge.

**Kitchen / Diner**
16'2" x 7'8" (4.93m x 2.36m)

**Kitchen Area**
Fitted with a range of base and eye level unis with work surface space incorporating a stainless steel sink and drainer unit with mixer tap over. Tiled splashbacks. Built in electric oven, four ring gas hob with extractor over. Fridge. Freezer. Recessed spotlights. Window to rear aspect.

**Dining Area**
Window to rear aspect. Radiator.

**Lounge**
16'0" 9'6" (4.88m 2.90m)
Double glazed french doors with Juliet balcony. Feature fireplace with marble effect fireplace and timber surround. Radiator.

**Second Floor Landing**
Access to loft space. Airing cupboard with linen shelving and hot water tank.

**Bedroom One**
13'10" x 8'7" (4.22m x 2.64m)
Window to front aspect. Fitted wardrobes. Radiator.

**Bedroom Two**
9'10" x 9'6" (3.02m x 2.90m)
Window to rear aspect. Radiator.

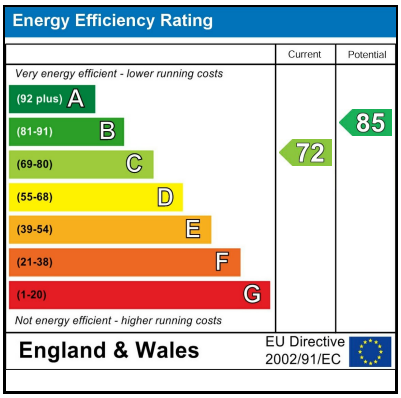
**Bedroom Three**
8'5" x 7'1" (2.59m x 2.18m)
Window to front aspect. Radiator. Fitted wardrobes.

**Bathroom**
With suite to comprise; bath with shower attachment and shower screen, pedestal wash hand basin and low level w.c. Extractor fan. Frosted window to rear elevation.

**Front Garden**
Pathway to entrance. Area laid to lawn. Tarmac driveway.

**Rear Garden**
Mainly laid to lawn with paved patio area. Timber fencing to boundary. Gated pedestrian access.

**Garage**
With up and over style door.



## Disclaimer

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