11 Sandown Road
Town Centre
RUGBY
CV21 3LG

£185,000

- THREE BEDROOM
- NO ONWARD CHAIN
- FITTED KITCHEN
- GAS RADIATOR HEATING
- CLOSE TO RAILWAY STATION
- MID TERRACE HOME
- SEPARATE LOUNGE AND DINING ROOM
- GROUND FLOOR BATHROOM
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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A three bedroom traditional mid terrace home located close to Rugby Railway Station and offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance porch, lounge, dining room, fitted kitchen and ground floor bathroom. To the first floor there are two bedrooms and a staircase rising up to a third floor bedroom. This property benefits from upvc double glazing and gas radiator heating.
Rugby is ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes walk and offers a regular high speed rail link to London Euston and Birmingham. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Along with the amenities in the centre of Rugby, there are retail parks close by with a cinema, restaurants, gymnasium/health club and a good range of retail outlets.

Accommodation Comprises
Double glazed door with obscure double glazed panel into:

Entrance Porch
Door to:

Lounge
13'1" x 10'11" (4.01m x 3.34m)
Double glazed window to the front. Double radiator. Laminate flooring. Built in storage cupboard housing fusebox. Stairs rising to first floor. Central heating thermostat. Door into:

Inner Lobby
Under stairs storage cupboard. Door to:

Dining Room
10'11" x 10'10" (3.34m x 3.32)
Double glazed window to the rear. Double radiator. Laminate flooring. Doorway through to:

Kitchen
11'1" x 5'3" (3.38m x 1.62m)
Matching base and eye level units. Roll edge work surface space. One and a half bowl sink and drainer unit with mixer tap over. Built in oven and electric hob. Extractor fan. Tiled splashbacks. Comb boiler. Double radiator. Tiled floor. Double glazed window to side. Door way to

Rear Lobby
Obscure double glazed door to side. Door to:

Downstairs Bathroom
5'8" x 6'0" (1.74m x 1.83m)
Panelled bath with telephone shower attachment over. Part tiled walls. Low flush w.c. Pedestal wash hand basin. Tiled floor. Double radiator.

First Floor Landing
Doors to bedrooms one and two. Staircase rising to bedroom three.

Bedroom One
10'11" x 11'1" (3.33 x 3.38m)
Double glazed window to front aspect. Radiator.

Bedroom Two
9'7" x 8'6" (2.94m x 2.6m)
Double glazed window to rear aspect. Radiator. Built in storage cupboard.

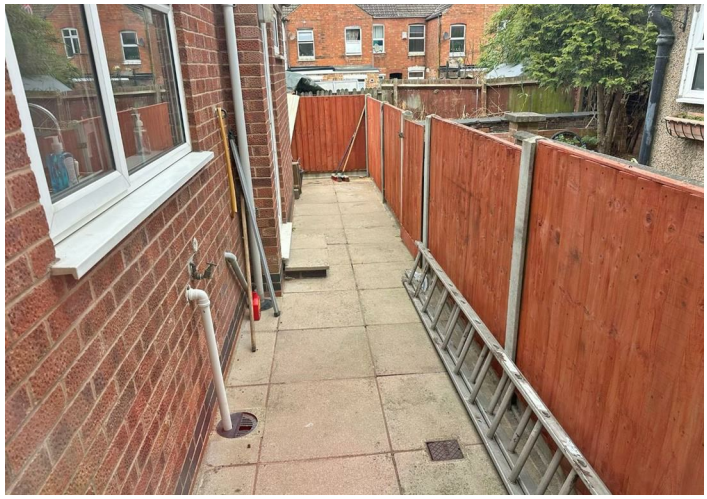
Bedroom Three
13'9" x 9'10" max 6'10" min (4.2m x 3.01m max 2.1m min)
Double glazed Velux window to rear.

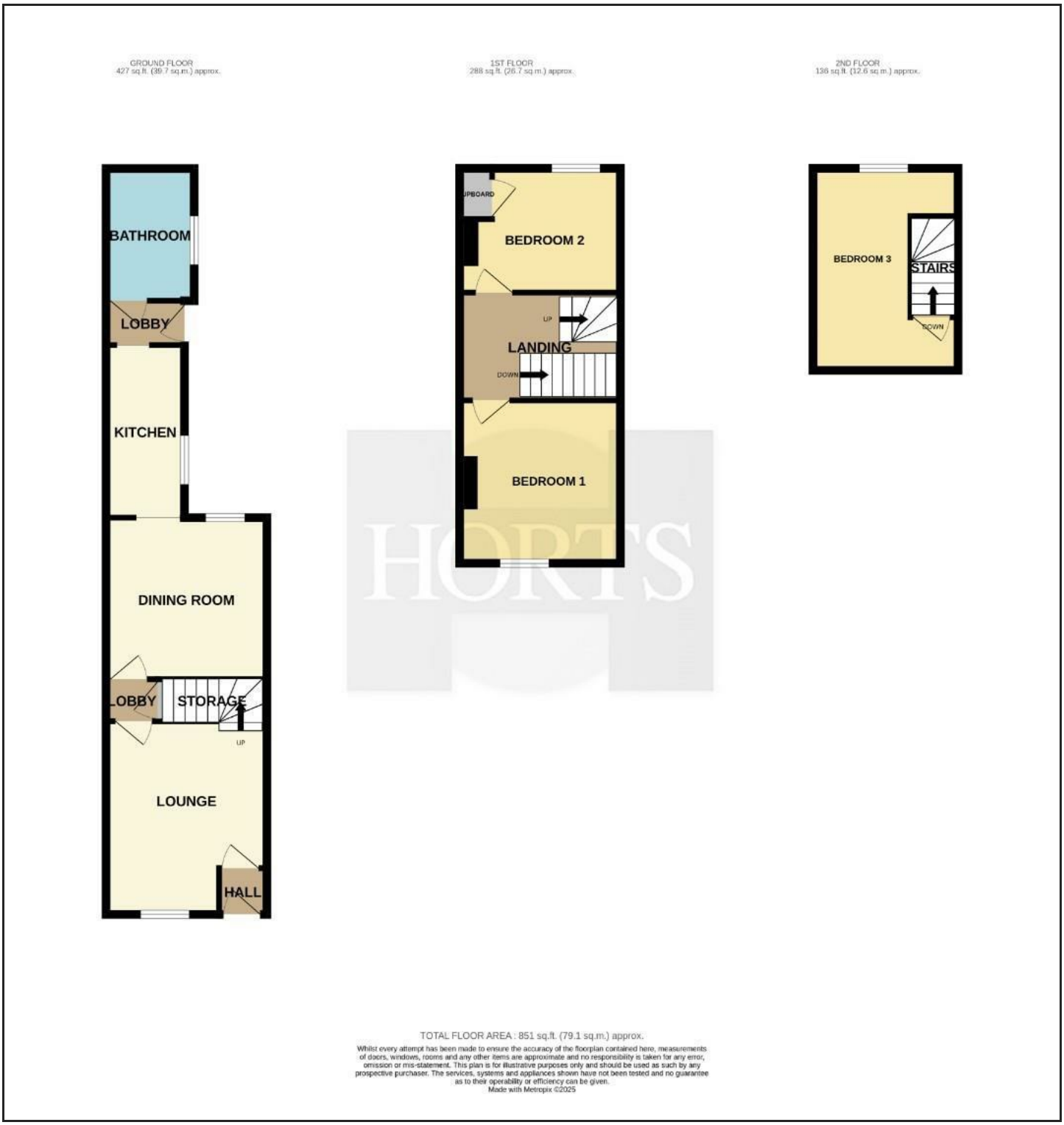
Front Garden
Laid to gravel. Pathway to entrance. Brick retaining wall.

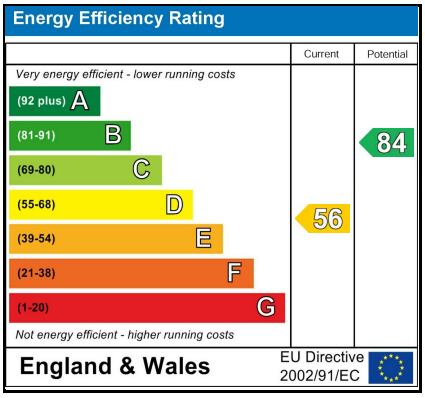
Rear Garden
Courtyard style enclosed by timber fencing. Gated pedestrian access.

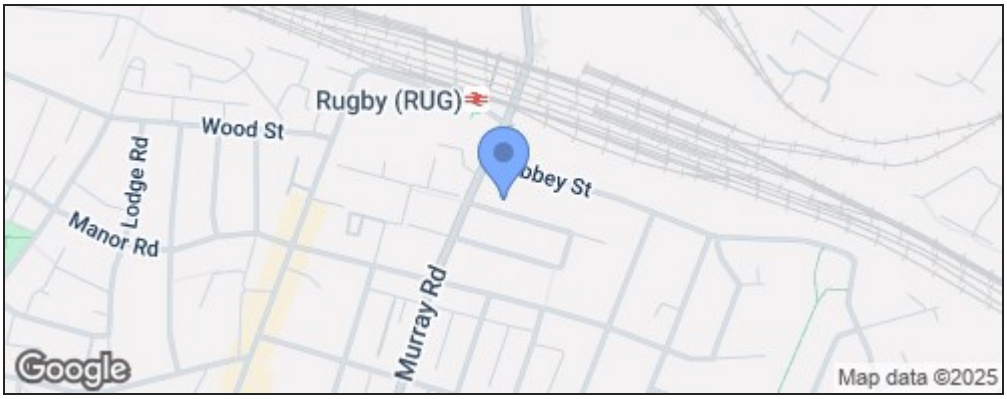
Agents Note
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: D

Powder









Disclaimer

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