# 53 Chicory Drive
# Boughton Vale
# RUGBY
# CV23 0UB

# £1,000 Per Month

- TWO BEDROOM
- AVAILABLE MID NOVEMBER
- GAS RADIATOR HEATING
- OFF ROAD PARKING
- END TERRACE
- UNFURNISHED
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING D

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PERSONAL • PROFESSIONAL • PROACTIVE

*** AVAILABLE MID NOVEMBER*** A two bedroom modern mews property situated in the popular Boughton Vale area. In brief the accommodation comprises; entrance hallway, lounge, fitted kitchen/diner, two bedrooms, bathroom and an enclosed rear garden. Additionally, there is gas central heating, upvc double glazing and off road parking. Located close to an excellent range of local amenities as well as being a short drive to Rugby town centre, Rugby Railway Station and the M6/M1 motorway networks.***UNFURNISHED***

**Accommodation Comprises**
Entry via upvc double glazed door into:

**Entrance Hallway**
Stairs rising to first floor. Radiator. Door to:

**Lounge**
14'7" x 10'0" (4.47m x 3.05m)
Upvc double glazed window to front aspect. Understairs storage cupboard.

**Kitchen/Diner**
13'1" x 9'3" (3.99m x 2.82m)
Refitted with a range of base and eye level units with work surface space incorporating a one and a half bowl sink and drainer unit with mixer tap over. Built in electric oven with ceramic hob and extractor hood over. Space and plumbing for a washing machine. Space for an upright fridge/freezer. Cupboard housing wall mounted boiler. Upvc double glazed window to rear aspect. Upvc door opening to rear garden.

**First Floor Landing**
Access to loft space. Airing cupboard housing hot water tank. Doors off to bedrooms and bathroom.

**Bedroom One**
11'10" x 9'10" (3.63m x 3.02m)
Window to front aspect. Radiator. Built in wardrobes.

**Bedroom Two**
12'0" x 6'9" (3.68m x 2.08m)
Window to rear aspect. Radiator. Built in wardrobes.

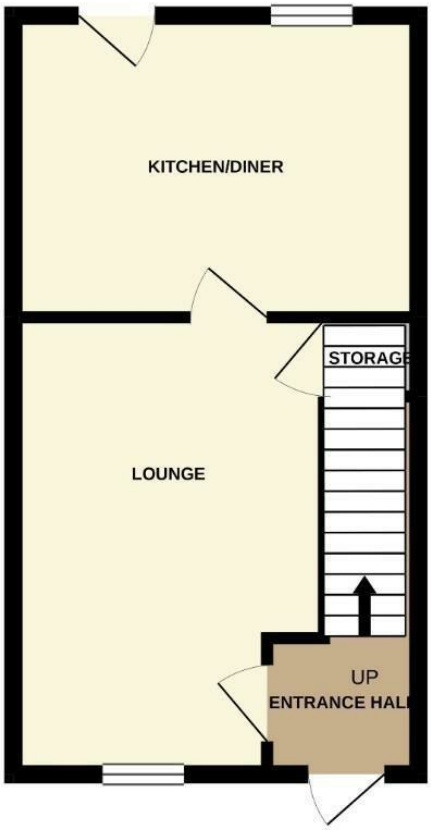
**Bathroom**
With suite to comprise; bath with electric shower and shower screen, pedestal wash hand basin and low level w.c. Radiator. Extractor fan. Upvc double glazed frosted window to rear elevation.

**Front Garden**
Pathway to entrance. Pathway to side gated access to rear. Allocated parking

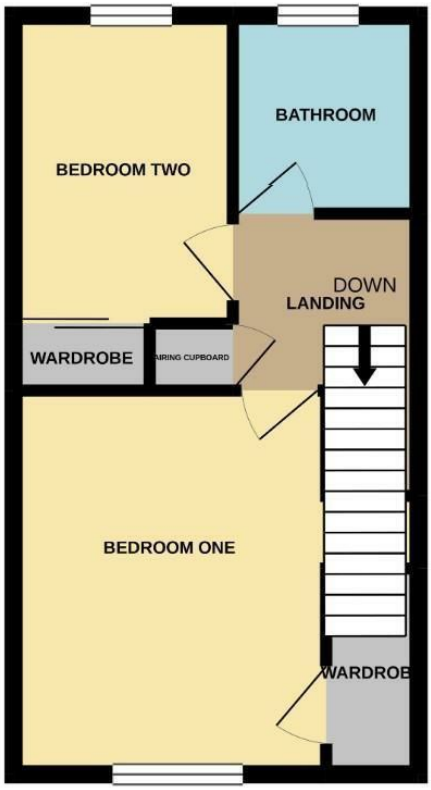
**Rear Garden**
Mainly laid to lawn. Paved patio area. Timber fencing to boundaries.

**Agents Note**
Deposit: £1153.84
Council Tax Band: B
Energy Efficiency Rating: D

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.




1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.




TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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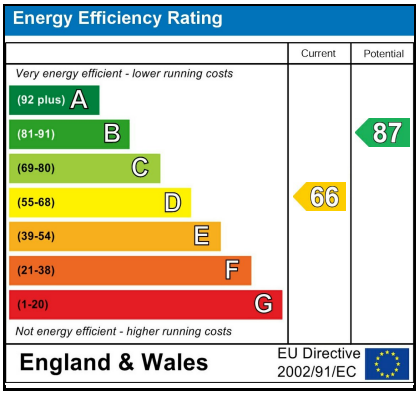


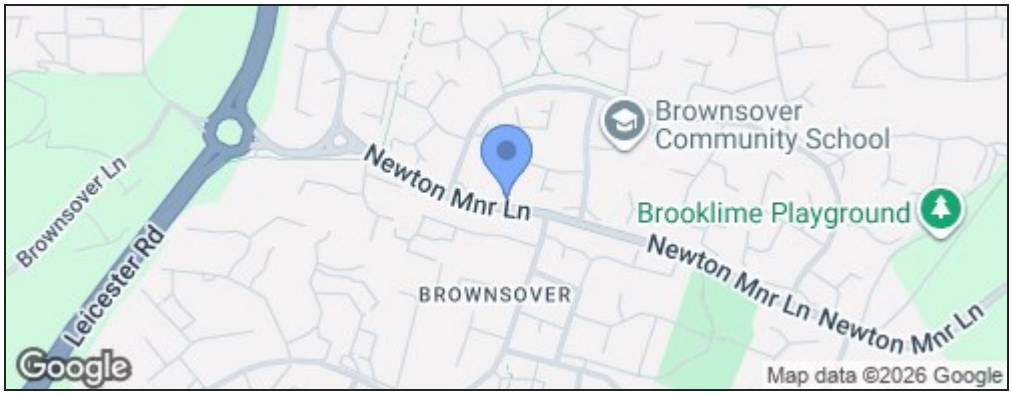


## Disclaimer

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