43 Edison Drive
Town Centre
RUGBY
CV21 1FF

£1,250 Per Month









- TWO BEDROOM
- UNFURNISHED
- LOUNGE
- GROUND FLOOR W.C.
- OFF ROAD PARKING
- MODERN SEMI DETACHED
- AVAILABLE EARLY JANUARY
- KITCHEN/DINER WITH BUILT IN APPLIANCES
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING B

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AVAILABLE EARLY JANUARY A modern, two bedroom, semi detached located in a popular location, close to amenities, and overlooking a park. In brief the accommodation comprises: entrance hall, lounge, kitchen/diner with appliances, cloakroom/w.c and lean to, to the ground floor. To the first floor, there are two bedrooms, and a three piece bathroom. This property benefits from upvc double glazing, gas radiator central heating, an enclosed rear garden, and off road parking for two cars. Close by are retail parks, Rugby town centre and Rugby Railway Station. **UNFURNISHED**

Accommodation Comprises
Entry via composite door with adjacent frosted window into:

Entrance Hall
Vinyl floor covering. Radiator. Doors to cloakroom, and lounge.

Cloakroom / W.C.
With low level w.c. and pedestal wash hand basin. Radiator. Vinyl floor covering. Tiling to splash areas. Extractor fan.

Lounge
14'8" x 14'11" max (4.48m x 4.56m max)
Window to front aspect. Stairs rising to first floor. Radiator. Understairs storage cupboard with light. Further door to kitchen/diner.

Kitchen / Diner
14'7" x 8'4" (4.45m x 2.55m)
Fitted with a range of base and eye level units with work surface space, incorporating a one and a half bowl stainless steel sink unit with mixer tap. Built in appliances to include electric oven, gas hob, with stainless steel splashback and extractor canopy over. Built in dishwasher. Fitted washing machine. Freestanding american style fridge/freezer. Cupboard housing central heating boiler. Vinyl click flooring. Radiator. Window overlooking rear garden. Twin fully glazed doors to lean-to.

Lean-To
8'2" x 8'0" (2.51m x 2.46m)
Of aluminum and plastic construction. Windows to three elevations. Glazed door to garden. Vinyl floor covering.

First Floor Landing
Access to loft space. Radiator. Doors off to bedrooms and bathroom.

Bedroom One
14'11" x 8'5" (4.56m x 2.58m)
Window to rear aspect built in wardrobe. Radiator.

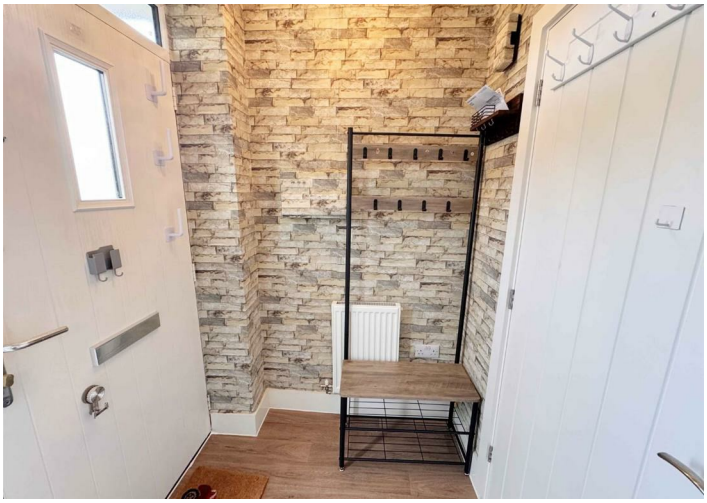
Bedroom Two
15'0" x 7'10" (4.58m x 2.41m)
Two windows to front aspect. Radiator.

Bathroom
Three piece white suite to comprise; panelled bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Tiling to splash areas. Vinyl floor covering. Chrome radiator. Mirrored bathroom cabinet. Shaver point. Extractor fan.

Front Garden
Laid to lawn with flower and shrub borders. External lighting. Driveway providing off road parking for two cars.

Rear Garden
Paved patio area. Further decked area with pergola over. Flower and shrub borders. Cold water tap. Shed. Enclosed by timber panel fencing. Gated side pedestrian access.

Agents Note
Deposit: £1442.30
Council Tax Band: C
Energy Efficiency Rating: B







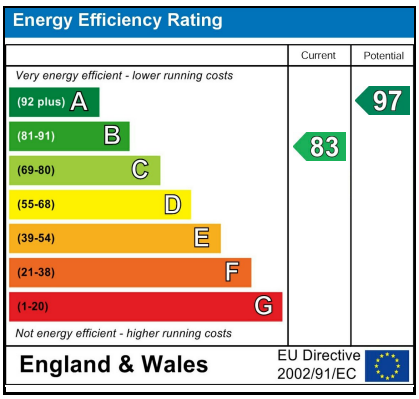














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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.