15 Alfred Street
Town Centre
RUGBY
CV21 2EL

Guide Price £230,000

- AN IMMACULATE TWO BEDROOM MID TERRACE
- STUNNING REFITTED KITCHEN/DINING ROOM
- MODERN DOWNSTAIRS SHOWER ROOM
- UNDERFLOOR ELECTRIC HEATING
- SUMMER HOUSE/HOME OFFICE
- HIGH QUALITY FITTINGS
- DRESSING ROOM/LOUNGE
- TOP QUALITY REFITTED BATHROOM
- LANDSCAPED REAR GARDEN
- ENERGY EFFICIENCY RATING D

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An IMMACULATELY presented traditional mid terrace home which has been completely modernised and refitted by the current owner to a very high standard. This property has a luxurious feel, with its underfloor heating, refitted modern bathrooms and kitchen, top quality home fittings, and dining area with a multi fuel burner. In brief, the accommodation comprises; entrance hall, lounge, modern kitchen/dining room, ground floor shower room, two first floor bedrooms and a large bathroom with his and hers wash basins. Externally there is an enclosed landscaped rear garden with generous patio area, and a summerhouse/office. This property also benefits from upvc double glazing, gas radiator heating. Additionally, there is electric underfloor heating to the ground floor and the first floor bathroom. Close by, there are shops, restaurants, public houses, schooling for all ages, Rugby theatre, Rugby library, local Parks and Rugby School. This location is also ideal for easy access to key road links including (M1, M6, A5 and A45.) and Rugby railway station which operates mainline services to London Euston and Birmingham New Street making this location ideal for commuters.

Accommodation Comprises
Entry via covered entrance with obscure upvc double glazed entrance door into:

Hallway
Laminate herringbone flooring. Modern vertical radiator. Underfloor heating. Oak stairs with LED feature lighting rising to first floor. Door to lounge. Opening to dining area.

Lounge
11'2" x 9'11" (3.41m x 3.03m)
(currently used as a dressing room) Window to front aspect with made to measure blind. Wall mounted storage. Radiator. Underfloor heating.

Dining Area
15'5" x 13'6" (4.71m x 4.13m)
Laminate herringbone flooring. Wall mounted thermostat and control for underfloor heating. Understairs storage. Exposed feature brick chimney breast with inset multi fuel burner. Spotlights. Vertical radiator. Underfloor heating. French doors leading into outside lobby.

Refitted Kitchen Area
8'5" x 7'6" (2.58m x 2.30m)
Refitted with an extensive range of high gloss soft closing high quality units providing plenty of storage. Space for an American style fridge/freezer. Built in electric oven. Four ring induction hob with extractor over. Timber work surfaces with inset one and a half bowl resin sink and drainer unit. Pull out bin cupboard. Built in dishwasher. Space and plumbing for a washing machine. Spotlights. Feature LED kickboard lighting. Underfloor heating. Window to side. Door to:

Ground Floor Shower Room
Refitted with a modern suite to comprise; walk in shower cubicle with rainfall shower, vanity unit with wash hand basin, and low level w.c. with concealed cistern. Laminate herringbone flooring. Tiled walls. Contemporary heated towel radiator. LED mirror. Spotlights. Underfloor heating. Velux window. Frosted window to side elevation.

First Floor Landing
Access to loft space. Radiator. Timber doors off to:

Bedroom One
(Currently used as a TV lounge) Window to front aspect with made to measure blind. Radiator. Wooden flooring.

Bedroom Two
10'7" x 9'3" (3.23m x 2.84m)
Window to rear aspect. Radiator. Wooden flooring.

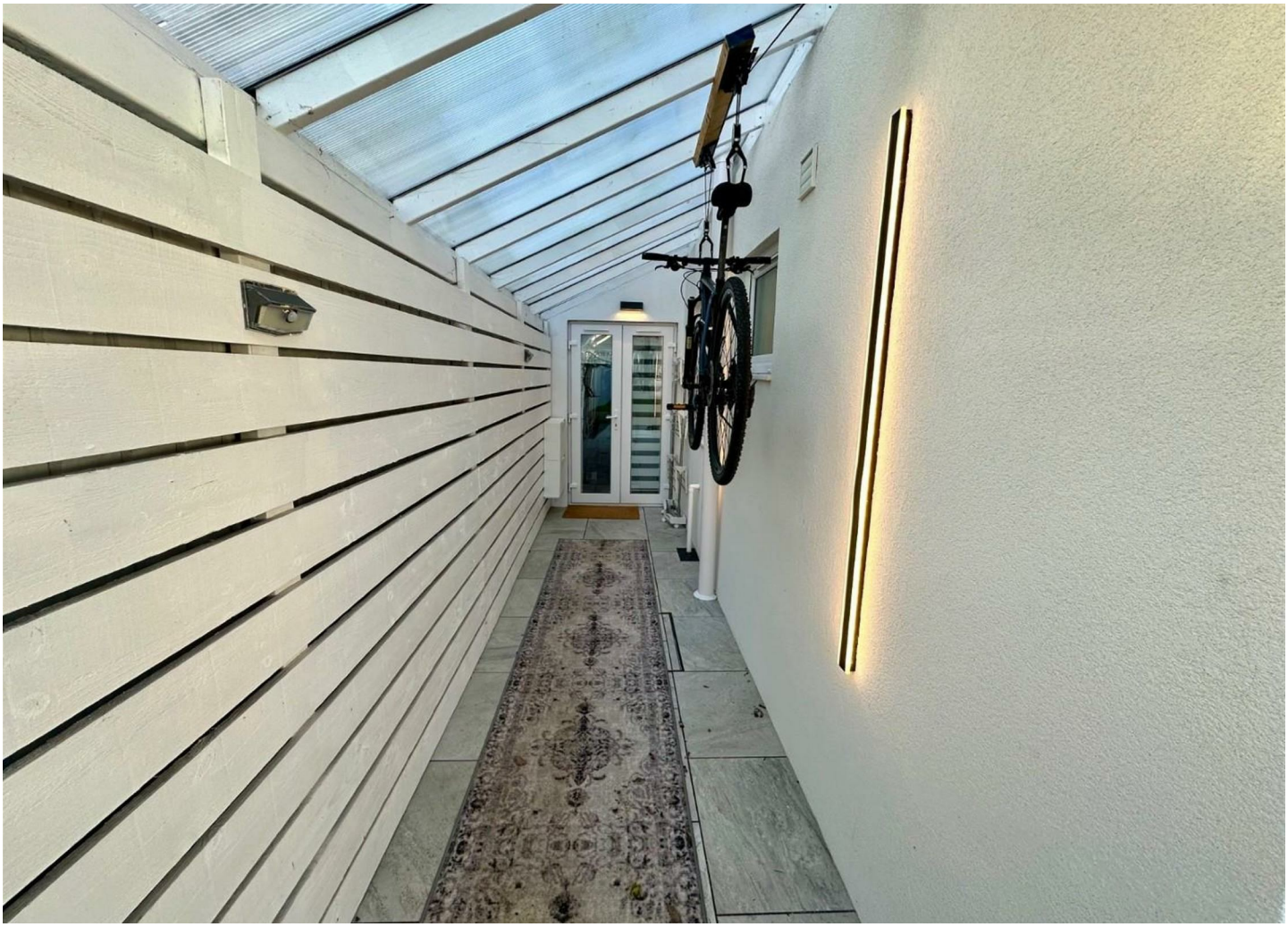
Refitted Bathroom
13'3" x 7'6" (4.04m x 2.30m)
Vanity unit with his and hers wash basins and bronze taps over. High gloss bath. Low level w.c. Spotlights. Wood and porcelain tile flooring. Part tiled walls. Airing cupboard housing combi boiler. Contemporary radiator. Underfloor heating. Window to rear aspect.

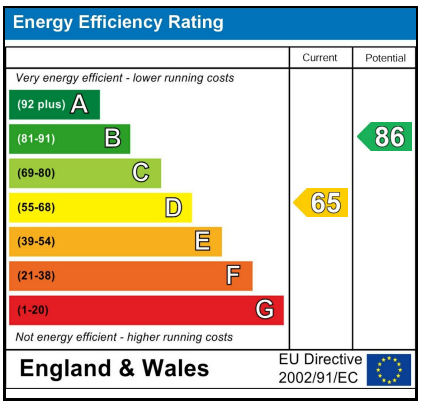
Covered Walkway
Tiled flooring. French doors to dining area. Led lighting.

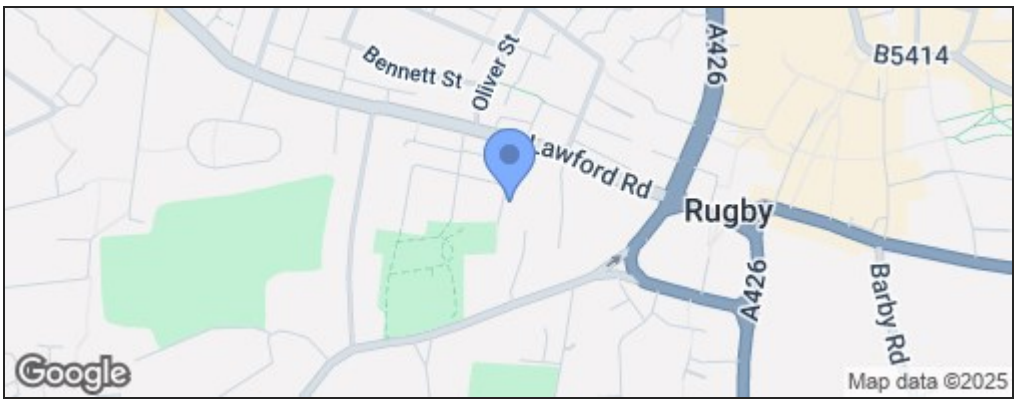
Rear Garden
Large tiled patio area with log store. Sleeper steps leading up to lawn area. Stepping stones leading to summer house. External power points and feature lighting. Enclosed by timber fencing. Aged side pedestrian access.

Summer House / Home Office
8'9" x 7'6" (2.68m x 2.31m)
Double glazed twin doors. Heating, power and water supply. Further glazed door to storage area.

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







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