

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

**£795 PCM**



- **TWO BEDROOM**
- **AVAILABLE NOW**
- **GAS RADIATOR HEATING**
- **REFITTED KITCHEN / DINER**
- **OFF ROAD PARKING**

- **END TERRACE**
- **UNFURNISHED**
- **UPVC DOUBLE GLAZING**
- **NEWLY DECORATED AND CARPETED**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*\* AVAILABLE NOW\*\*\*** A two bedroom modern mews property situated in the popular Boughton Vale area. This property benefits from a brand new fitted kitchen, newly fitted carpets and it has also been freshly decorated throughout. In brief the accommodation comprises; entrance hallway, lounge, newly 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\*\*\***  
Sorry no pets.

### **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

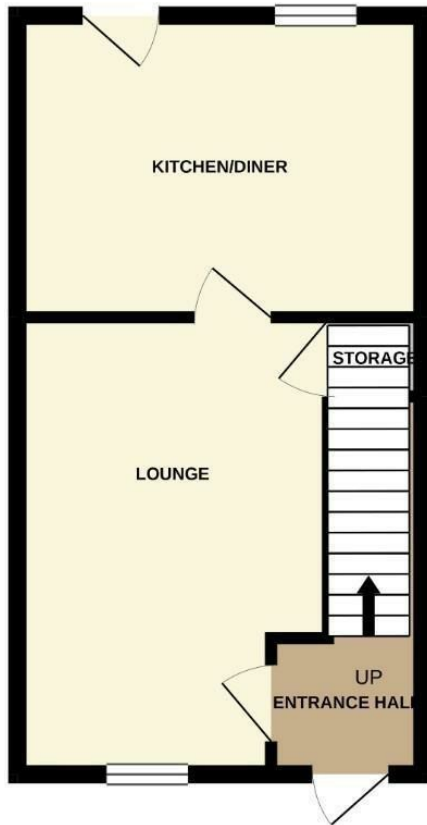
#### **Rear Garden**

Mainly laid to lawn. Paved patio area. Timber fencing to boundaries.

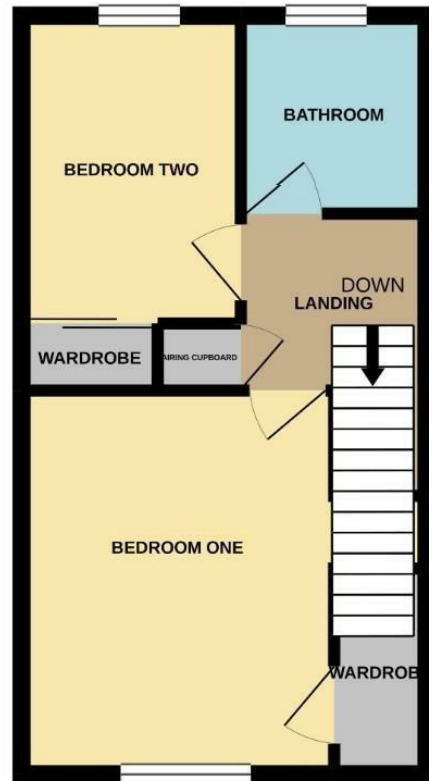




GROUND FLOOR  
320 sq.ft. (29.7 sq.m.) approx.

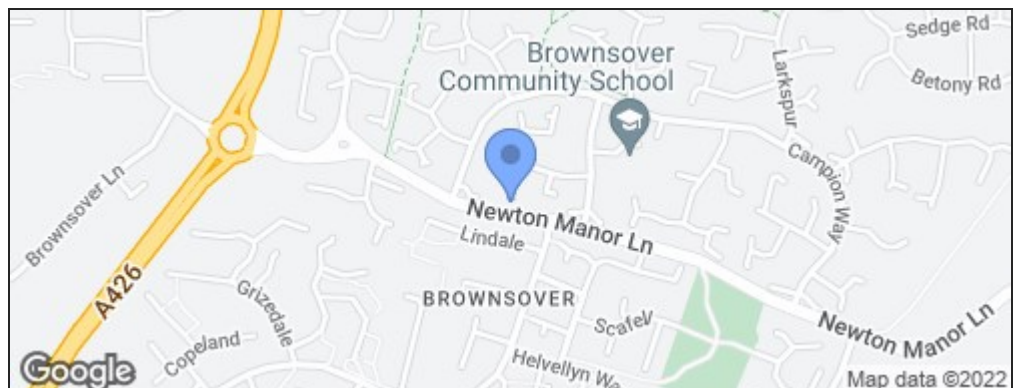


1ST FLOOR  
320 sq.ft. (29.7 sq.m.) approx.



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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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>66</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



## Disclaimer

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.