

**76 Abbey Street
Town Centre
RUGBY
CV21 3LL**

Guide Price £160,000



- **THREE BEDROOM**
- **LOUNGE / DINING ROOM**
- **GROUND FLOOR BATHROOM**
- **CLOSE TO AMENITIES AND RAILWAY STATION**
- **MID TERRACE**
- **NO ONWARD CHAIN**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace home located close to Rugby town centre. In brief the accommodation comprises; lounge/dining room, kitchen, ground floor bathroom, and three first floor bedrooms. Externally there is an enclosed rear garden with outbuildings. The property is offered with no onward chain.

The property is conveniently situated being within walking distance of Rugby railway station which operates direct mainline services to London Euston and Birmingham New Street making this location ideal for commuters. Close by, there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via upvc entrance door into:

Entrance Hall

Glazed timber door into:

Lounge / Dining Room

28'9" x 11'1" (8.77m x 3.40m)

Windows to front and rear aspects. Gas fire. Radiator. Stairs rising to first floor. Door to:

Kitchen

16'1" x 7'2" (4.91m x 2.19m)

Two windows to side aspect. Stainless steel sink and drainer unit with mixer tap. Door to:

Inner Lobby

Upvc glazed door to rear garden. Shower cubicle. Door to:

Ground Floor Bathroom

7'3" x 7'2" (2.21m x 2.19m)

With suite to comprise; panelled bath, pedestal wash hand basin, and low level w.c. Wall mounted boiler. Radiator. Window to rear elevation.

First Floor Landing

Access to loft space. Doors off to bedrooms.

Bedroom One

12'2" x 11'1" (3.71m x 3.40m)

Window to front. Radiator.

Bedroom Two

11'10" x 8'0" (3.62m x 2.45m)

Window to rear. Radiator.

Bedroom Three

9'2" x 5'11" (2.81m x 1.81m)

Window to rear. Radiator.

Front Garden

Gated access with pathway to entrance. Brick wall to boundary.

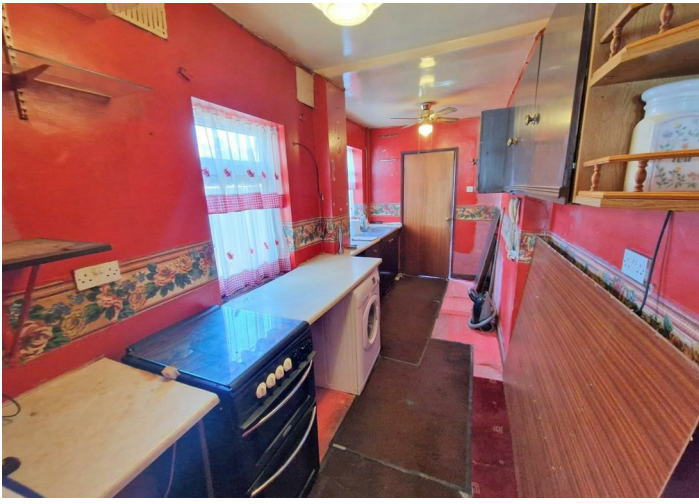
Rear Garden

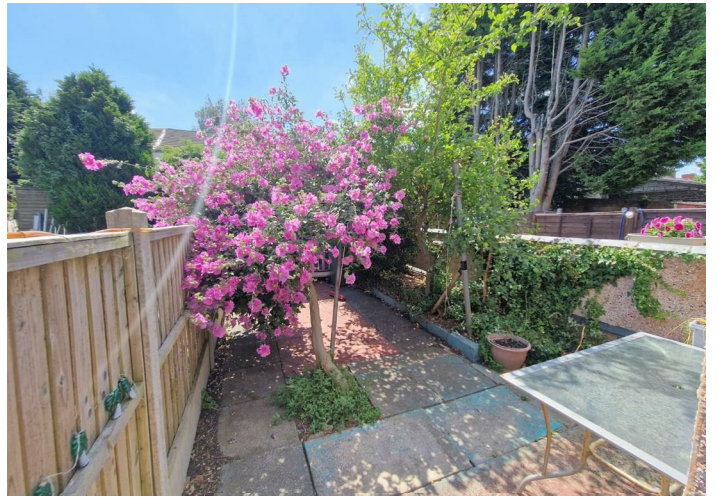
Pathway leading to out buildings. Shrub border to side. Enclosed by brick wall and timber fencing.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: D





GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

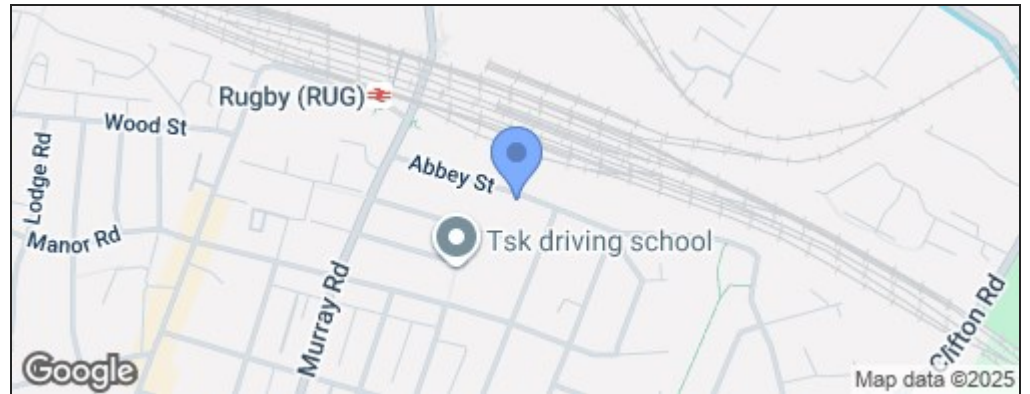
1ST FLOOR
353 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.