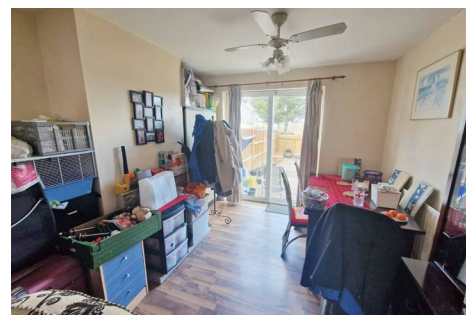
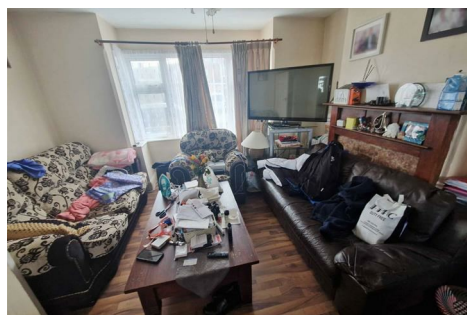


**181 Abbey Street
Town Centre
RUGBY
CV21 3LW**

Guide Price £185,000



- **THREE BEDROOM**
- **LOUNGE / DINING ROOM**
- **FIRST FLOOR BATHROOM**
- **GARAGE**
- **IN NEED OF MODERNISATION**

- **SEMI DETACHED HOME**
- **FITTED KITCHEN**
- **ENCLOSED REAR GARDEN**
- **CLOSE TO RAILWAY STATION**
- **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, semi detached property located close to Rugby town centre. In brief the accommodation comprises; entrance hall, lounge/dining room and kitchen to the ground floor, there are three bedrooms and a bathroom to the first floor. Externally there is a garage, shared driveway and front and rear gardens that are laid to paving.

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 front entrance door into:

Entrance Hall

Stairs leading to first floor. Window to side. Radiator. Doors off to lounge/diner and kitchen.

Lounge

13'1" x 11'6" (4.01m x 3.52m)

Bay window to front. Radiator. Opening through to:

Dining Room

11'1" x 10'9" (3.40m x 3.30m)

Radiator. Patio doors opening to rear garden.

Kitchen

11'1" x 8'2" (3.40m x 2.50m)

Fitted with a range of wall and base units with work surface space incorporating a stainless steel sink and drainer unit. Built in electric oven and gas hob with extractor over. Space for a fridge/freezer. Space and plumbing for a washing machine. Wall mounted boiler. Two windows to side. Window to rear. Upvc door to garden.

First Floor Landing

Window to side. Access to loft space. Doors off to bedrooms and bathroom.

Bedroom One

11'10" x 11'1" (3.61m x 3.40m)

Two windows to rear. Radiator. Door to bathroom.

Bedroom Two

11'10" x 9'10" (3.61m x 3.01m)

Window to front. Radiator.

Bedroom Three

7'2" x 6'11" (2.20m x 2.11m)

Window to front. Radiator.

Bathroom

With suite to comprise; bath with mixer shower attachment, pedestal wash hand basin, and low level w.c. Window to rear.

Front Garden

Pathway to entrance. Shared driveway leading to garage. Brick wall to front.

Garage

Timber double doors.

Rear Garden

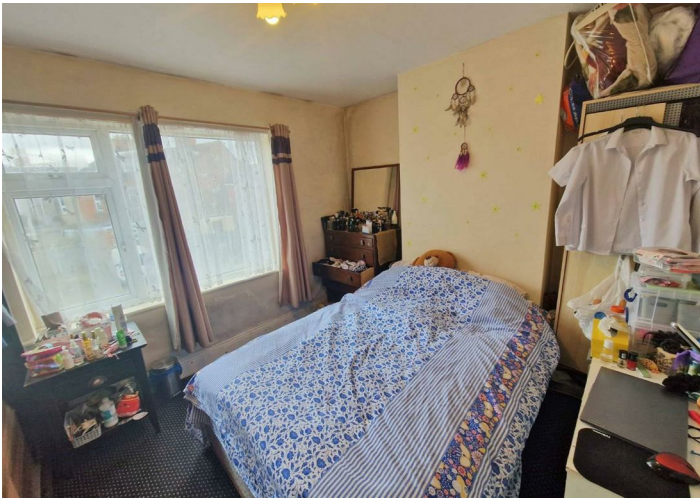
Laid to paving. Fencing to boundaries.

Agents Note

Local Authority: Rugby

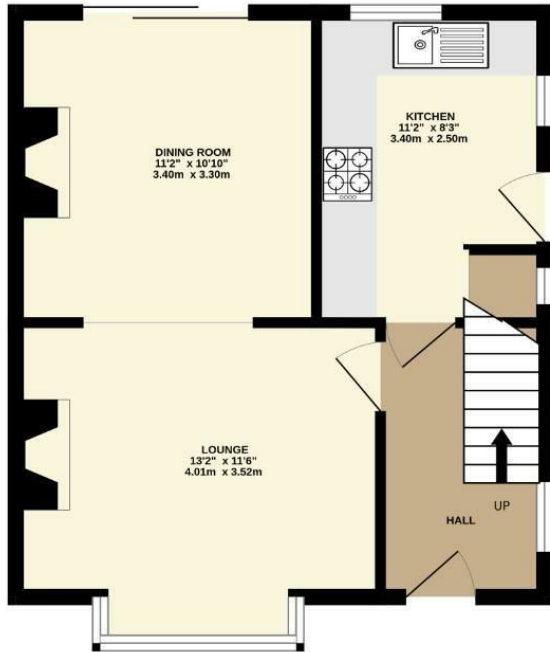
Council Tax Band: B

Energy Efficiency Rating: D

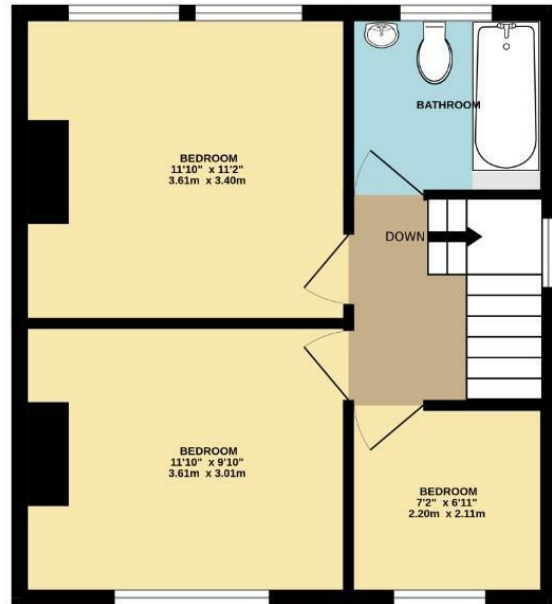




GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



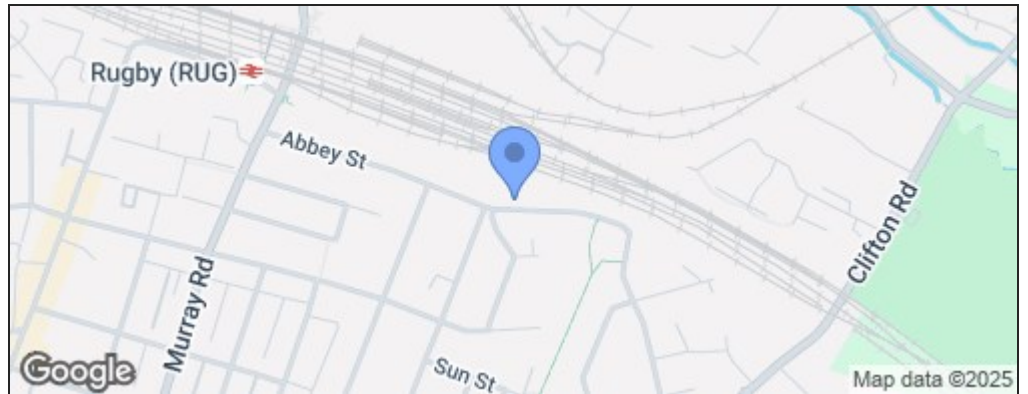
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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) A		87
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.