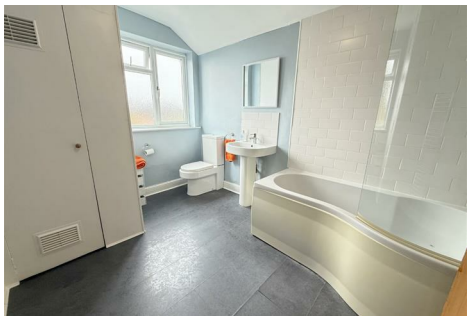
# 9 Rowland Street
# Town Centre
# RUGBY
# CV21 2BN

## Guide Price £210,000



- TWO BEDROOM TERRACED
- BREAKFAST ROOM
- FITTED KITCHEN
- DOUBLE GLAZING
- ORIGINAL FEATURES
- SEPARATE LOUNGE & DINING ROOM
- FIRST FLOOR BATHROOM
- ENERGY EFFICIENCY RATING D

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An immaculately presented and full of character mid terrace property located in New Bilton. In brief, the accommodation comprises entrance hall, lounge, sitting room, extended kitchen/diner, two bedrooms, and a first floor bathroom. Externally, there is an enclosed rear garden. This property also benefits from upvc double glazing and gas fired central heating.
This property is conveniently located near local shops, and within easy reach of Rugby town centre.

**Accomodation Comprises**
Entry via hardwood front entrance door with leaded stained glass panels into:

**Entrance Hall**
Stairs rising to first floor landing. Minton tiled floor. Doors off to:

**Lounge**
13'8" x 9'10" (4.19m x 3.01m)
Double glazed bay window to front aspect. Original cast iron fireplace with tiled hearth. Radiator. Coving to ceiling.

**Sitting Room**
11'11" x 10'1" (3.65m x 3.09m)
Double glazed window to rear aspect. Fitted storage cupboards. Radiator. Laminate flooring. Timber door to:

**Kitchen / Diner**
27'3" x 7'10" (8.32m x 2.40m)
Fitted with a range of base and eye level units with work surface space and tiled splash backs. One and a half bowl stainless steel sik and drainer unit with mixer tap over. Space for fridge and freezer. Space for a gas cooker with stainless steel chimney style extractor over. Space and plumbing for a washing machine and dishwasher. Ceramic tiled floor. Recessed spotlights. Radiator. Understairs storage cupboard. Double glazed window to side aspect. French doors opening to rear garden.

**First Floor Landing**
Access to loft space. Storage cupboard. Doors off to:

**Bedroom One**
13'3" x 11'5" (4.04m x 3.49m)
Double glazed window to front aspect. Radiator. Feature fireplace.

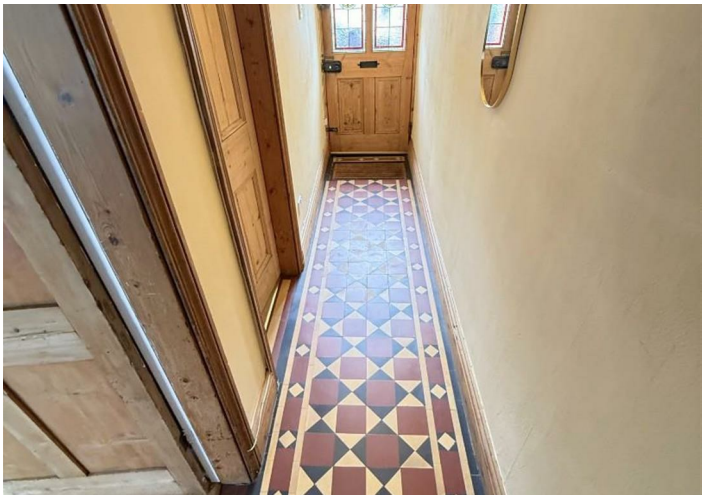
**Bedroom Two**
12'0" x 7'10" (3.67m x 2.41m)
Double glazed window to rear aspect. Radiator. Feature fireplace.

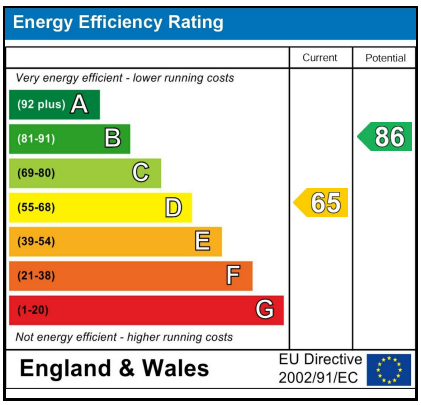
**Bathroom**
11'4" x 7'11" (3.46m x 2.42m)
Fitted with a suite to comprise: curved shower bath with mixer shower and shower screen, pedestal wash hand basin, and a low flush w.c. Airing cupboard housing gas fired central heating boiler. Frosted double glazed window to rear elevation.

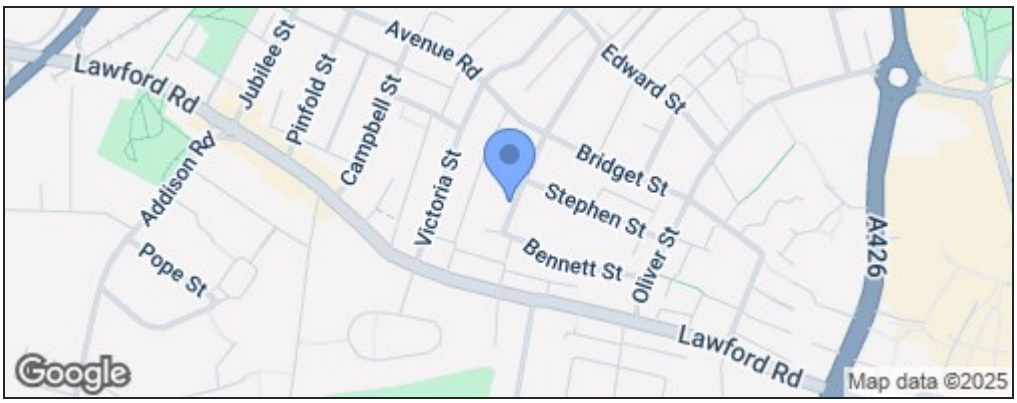
**Front Garden**
Paved with a dwarf wall and wrought iron fencing, and gate.

**Rear Garden**
Decked area adjacent to the rear of the property. steps down to lawn, with flower, shrub and herbaceous borders. Further paved area.

**Agents Note**
Council Tax Band: A
Energy Efficiency Rating: D






## 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.