7 Houston Road
Old Brownsover
RUGBY
CV21 1BS

£190,000

- THREE BEDROOM TERRACE
- CLOSE TO TRAIN STATION
- ENCLOSED REAR GARDEN
- IN NEED OF SOME MODERNISATION
- TWO RECEPTION ROOMS
- LOFT ROOM
- CLOSE TO TOWN & RETAIL PARKS
- ENERGY EFFICIENCY RATING D

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This three-bedroom mid-terraced home is ideally located for easy access to Rugby town centre. The ground floor includes a lounge, an inner lobby with stairs rising to the first floor, a dining room currently used as a study, a fitted kitchen and a ground floor bathroom. On the first floor there are three well-proportioned bedrooms, while the second floor provides an additional loft room, offering valuable extra space and flexibility. To the rear, the low-maintenance paved garden creates a practical outdoor area, complete with a gated boundary and a useful storage space currently set up as a utility area.
Nearby are retail destinations including Elliott's Field and Junction One. The property also offers excellent transport convenience, with straightforward links to the M1 and M45, and Rugby train station just a short distance away, providing mainline services to London and Birmingham.

Accommodation Comprises
Entry via part glazed hardwood front entrance door into:

Lounge
13'5" into bay x 11'8" (4.09m into bay x 3.56m)
Bay window to front aspect. Feature fireplace. Radiator. Door to:

Inner Lobby
Stairs rising to first floor. Door to:

Dining Room
11'8" x 10'2" (3.56m x 3.12m)
Window to rear aspect. Feature fireplace. Radiator. Understairs storage cupboard. Opening to:

Kitchen
12'9" x 6'0" (3.91m x 1.83m)
Fitted with a range of base and eye level units. Built in gas hob and electric oven. Window to side. Door to side giving access to rear garden. Door to:

Bathroom
With suite to comprise; panelled bath with shower over low level w.c., and pedestal wash basin. Radiator. Window to side elevation.

First Floor Landing
Stairs rising to second floor. Doors off to bedrooms.

Bedroom One
11'8" x 12'2" (3.56m x 3.71m)
Window to front aspect. Radiator.

Bedroom Two
8'9" x 12'0" (2.67m x 3.66m)
Window to rear aspect. Radiator.

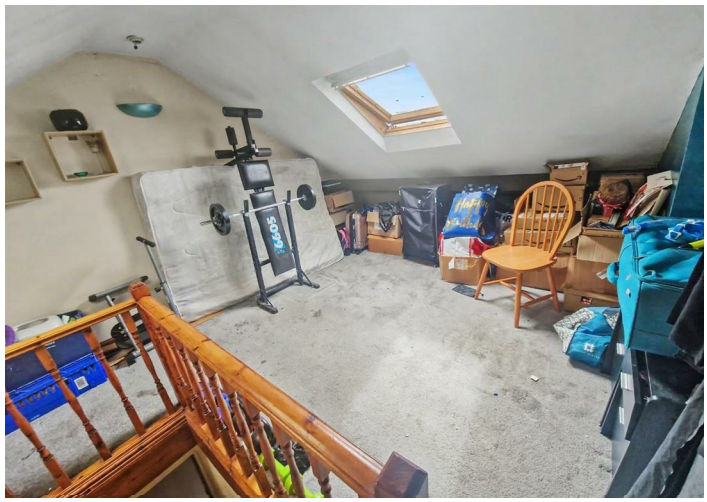
Bedroom Three
10'9" x 6'3" (3.28 x 1.91)
2 Velux windows double glazed window, and radiator.

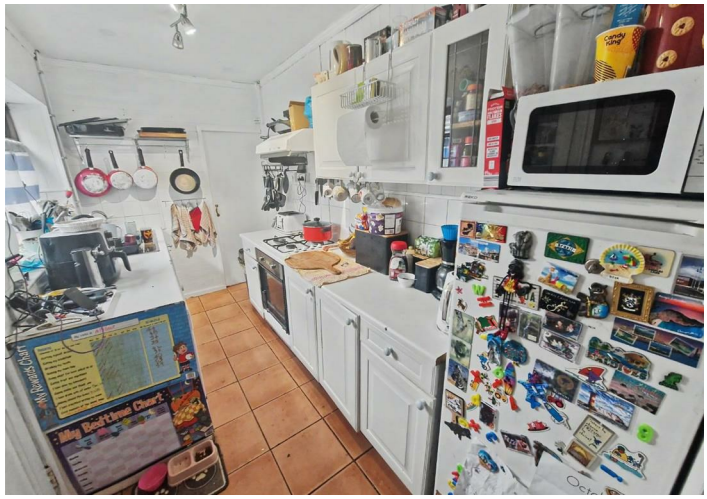
Loft Room
12'2" x 11'6" (3.71 x 3.51)
2 X Velux windows.

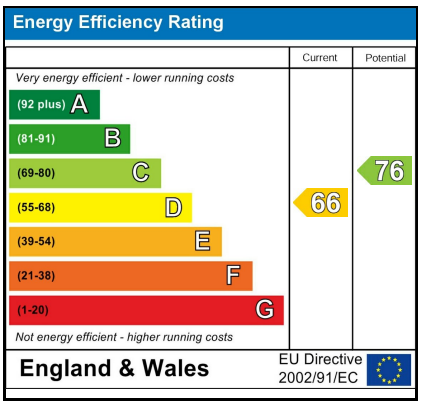
Front Garden
Laid to paving. Dwarf wall. Pathway to entrance.

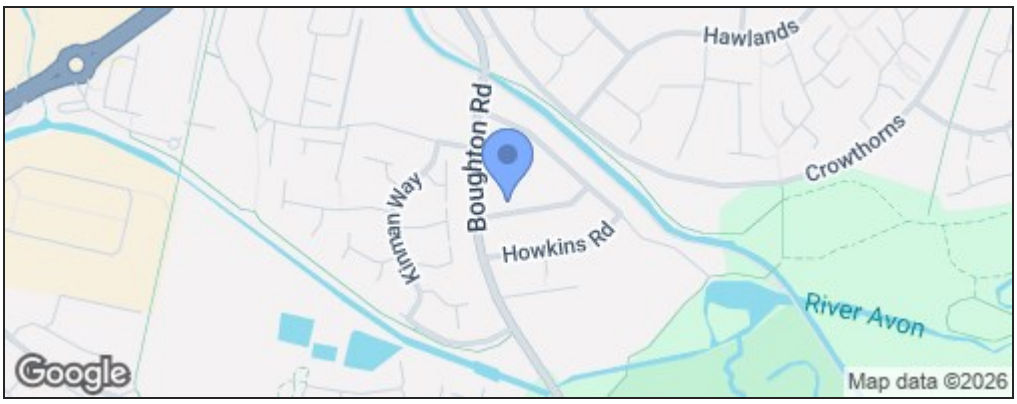
Rear Garden
Paved garden enclosed by timber fencing. Gated access to rear.

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









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