

**62 Winfield Street
Town Centre
RUGBY
CV21 3SH
£190,000**



- TWO BEDROOM
- SPACIOUS LOUNGE/DINER
- FIRST FLOOR BATHROOM
- CLOSE TO TOWN CENTRE
- IDEAL FIRST HOME

- END TERRACED
- RE-FITTED KITCHEN & UTILITY ROOM
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- ENERGY EFFICIENCY RATING D

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



PERSONAL • PROFESSIONAL • PROACTIVE

A TWO bedroom end of terrace home offering double glazed windows and gas radiator central heating. The accommodation includes a lounge and dining room, a re-fitted kitchen, a utility room, two bedrooms and a first floor bathroom. Both bedrooms are doubles and the upstairs family bathroom has been refitted. The kitchen and utility room have also been updated. Outside, there is a large rear garden. The property is offered with NO ONWARD CHAIN.

It is situated in a popular part of the town centre, within easy walking distance of Rugby railway station where mainline services run to London Euston in around fifty minutes and Birmingham New Street in approximately thirty. Road links are excellent, with straightforward access to the M1, M6 and M45. A wide range of amenities is close by, including shops, restaurants, public houses, Rugby Theatre, the town library, Caldecott Park and Rugby School.

Accommodation Comprises

Entry via partly glazed upvc door into:

Entrance Porch

Further door to:

Lounge / Dining Room

26'6" x 11'1" (8.10m x 3.40m)

Upvc double glazed window to front aspect. Feature fireplace. Radiator. Archway thorough to:

Dining Area

Frosted upvc double glazed window to side elevation. Radiator. Stairs rising to first floor landing. Understairs storage. window into kitchen. Door to:

Kitchen

10'7" x 8'11" (3.25m x 2.74m)

Fitted with a range of base and wall mounted units with roll top work surface space incorporating sink unit. Built in electric oven, induction hob and extractor fan. Space for a large fridge/freezer. Upvc double glazed window to window overlooking rear garden. Radiator. Vinyl floor covering. Door to:

Utility

Frosted upvc double glazed window to rear aspect. Upvc part glazed door to side. Vinyl floor covering. Work surface space. Space and plumbing for a washing machine. Space for a tumble dryer.

First Floor Landing

Access to loft space. Radiator. Doors to bedrooms and bathroom.

Bedroom One

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

Upvc double glazed window to front aspect. Radiator.

Bedroom Two

10'11" x 7'6" (3.33m x 2.31m)

Upvc double glazed window to rear aspect. Radiator. Feature panelling.

Bathroom

Refitted modern suite to comprise; panelled bath with mixer shower, shower screen and aqua boarding, wash hand basin with vanity unit and low level w.c. Cupboard housing central heating boiler. Spotlights. Vinyl floor covering. Radiator. Extractor fan. Frosted upvc double glazed window to rear elevation.

Front Garden

Pathway and steps to entrance. Area laid to gravel. Brick wall.

Rear Garden

Mainly laid to lawn. Patio area. Enclosed by timber fencing. Gated side pedestrian access. Not overlooked to the rear.

Agents Note

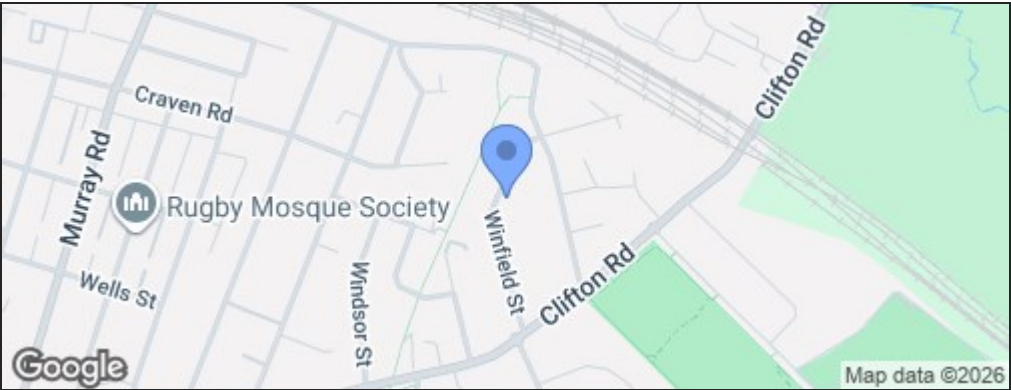
Council Tax Band: A

Energy Efficiency Rating: D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	86
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.