10 Brodie Close
Town Centre
RUGBY
CV21 3US

£895 PCM

- TWO BEDROOM
- UNFURNISHED
- LOUNGE / DINING ROOM
- GROUND FLOOR CLOAKROOM
- GARAGE AND PARKING
- DUPLEX COACH HOUSE
- AVAILABLE NOW
- GROUND FLOOR BEDROOM
- MAIN BEDROOM WITH ENSUITE BATHROOM
- ENERGY EFFICIENCY RATING C

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AVAILABLE NOW A modern two bedroom duplex coach house with a single garage and off road parking, located within close proximity of the town centre. In brief the accommodation comprises; entrance hall, cloakroom and bedroom to the ground floor. To the first floor there is a lounge/dining room, kitchen, and the main bedroom with an ensuite bathroom. **UNFURNISHED** Sorry, No Pets.

Ideally located for access to Rugby town centre and Rugby Railway Station which operates mainline services to London Euston and Birmingham New Street in just under 50 and 30 minutes respectively making this ideal for commuters.

Accommodation Comprises
Entry via composite door into:

Ground Floor

Entrance Hall
With stairs rising to first floor landing. Thermostat control for central heating. Doors to:

Cloakroom
With low level w.c. and pedestal wash hand basin. Tiling to splash areas. Frosted window to side elevation. Radiator.

Bedroom Two
11'8" x 5'8" (3.58m x 1.75m)
Window to side aspect. Built in cupboard with hanging space. Radiator.

First Floor

First Floor Landing
Window to rear aspect. Storage/cloaks cupboard. Door to open plan living area.

Lounge / Diner
15'1" x 10'7" (4.62m x 3.25m)
Two windows to front aspect. Two radiators. Walkway through to:

Kitchen
7'4" x 7'1" (2.24m x 2.18m)
Fitted with a range of base and eye level units with roll top work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Electric hob. Electric oven. Extractor fan. Fitted washing machine. Cupboard housing central heating boiler. Tiling to splash areas. Window to front aspect. Vinyl floor covering.

Bedroom One
11'8" x 10'4" (3.56m x 3.15m)
Window to rear aspect. Radiator. Door to:

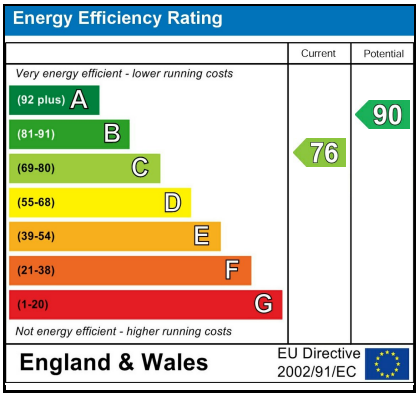
Ensuite Bathroom
8'2" x 5'6" (2.51m x 1.7m)
With suite to comprise; panel bath with electric shower over, pedestal wash hand basin, low level w.c. Tiling to splash areas. Radiator. Vinyl floor covering. Extractor fan. Frosted window to rear elevation.

Externally

Front Garden
Laid to lawn with pathway to entrance. Wrought iron fencing. Tarmac driveway providing off road parking for one vehicle. Access to:

Garage
With up and over style door. Power and light connected.

Agents Note
Deposit: £1032.69
Length Of Tenancy: 6 Months
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: C



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.