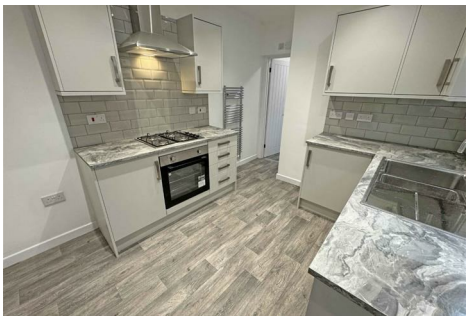
92 Winfield Street
Town Centre
RUGBY
CV21 3SH

£1,075 PCM



- THREE BEDOOM
- AVAILABLE NOW
- GROUND FLOOR BATHROOM
- NEWLY FITTED KITCHEN AND BATHROOM
- CLOSE TO AMENITIES
- TRADITIONAL TERRACE
- UNFURNISHED
- UTILITY ROOM
- NEW FLOORING
- ENERGY EFFICIENCY RATING E

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AVAILABLE NOW A three bedroom traditional terraced property located with easy access to Rugby town centre and Rugby Railway Station. This property has undergone a complete refurbishment program including a new central heating system, newly fitted kitchen and bathroom and new flooring throughout. In brief the accommodation comprises; entrance hall, lounge, dining room, kitchen, ground floor bathroom, utility room and three first floor bedrooms. Externally there is an enclosed rear garden and a courtyard style garden to the front. **UNFURNISHED** Sorry, no pets.

Accommodation Comprises
Entry via upvc door into:

Entrance Hall
Stairs rising to first floor landing. Wood laminate floor covering. Doors to:

Lounge
11'3" x 10'4" (3.43m x 3.17m)
Window to front aspect. Meter cupboard. Radiator. Feature fireplace. Wood laminate floor covering.

Dining Area
11'1" x 10'7" (3.40m x 3.25m)
Window to rear. Wood laminate floor covering. Radiator. Feature fireplace. Door to:

Kitchen
Fitted with a range of light grey base and eye level units with work surface space incorporating a bowl and a half stainless steel sink and drainer unit with mixer tap over. Built in electric oven, gas hob and extractor fan. Space and plumbing for a washing machine. Space for a fridge/freezer. Chrome radiator. Metro tiling. Vinyl floor covering. Understairs storage cupboard. Window to side aspect. Partly glazed upvc door to garden.

Bathroom
With three piece white suite to comprise; panel bath with mixer shower and shower screen, pedestal wash hand basin and low level w.c. Vinyl floor covering. Extractor fan. Frosted window to side elevation. Chrome radiator. Door to:

Utility Room
Space and plumbing for a washing machine. Wall mounnted central heating boiler. Frosted window to rear elevation.

First Floor Landing
Access to loft space. Airing cupboard. Radiator. Doors off to bedrooms.

Bedroom One
14'2" x 7'3" (4.32m x 2.23m)
Two windows to front aspect. Victorian fireplace. Radiator.

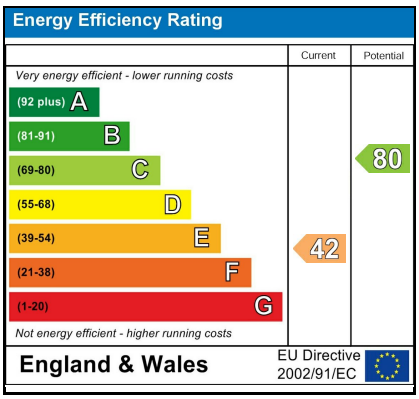
Bedroom Two
12'4" x 9'4" (3.78m x 2.87m)
Window to rear aspect. Victorian fireplace. Radiator.

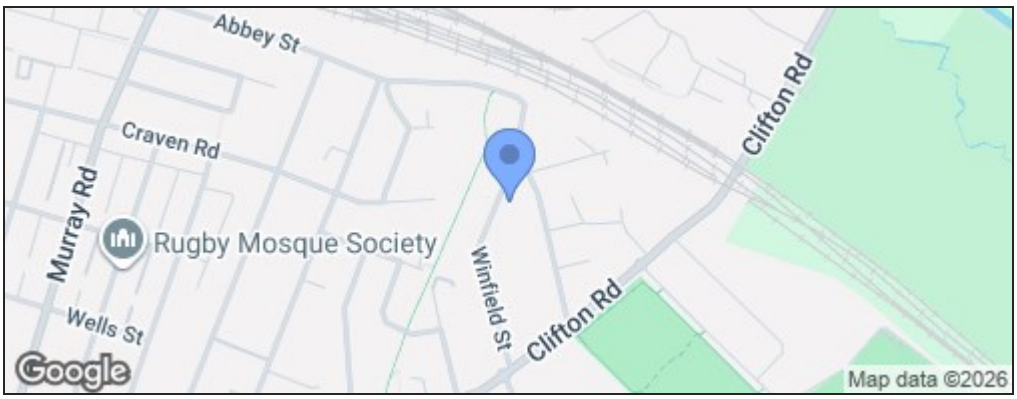
Bedroom Three
11'1" x 7'1" (3.40m x 2.18m)
Window to rear aspect. Victorian fireplace. Radiator.

Externally Front
Courtyard style garden. Pathway to entrance.

Rear Garden
Paved patio area. Area to be seeded. Side pedestrian access.

Agents Note
Deposit: £1240.38
Length Of Tenancy: 6 Months
Local Authority: Rugby
Council Tax Band: A
Energy Efficiency Rating: E





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.