

**11 Sandown Road  
Town Centre  
RUGBY  
CV21 3LG  
£185,000**



- **THREE BEDROOM**
- **NO ONWARD CHAIN**
- **FITTED KITCHEN**
- **GAS RADIATOR HEATING**
- **CLOSE TO RAILWAY STATION**

- **MID TERRACE HOME**
- **SEPARATE LOUNGE AND DINING ROOM**
- **GROUND FLOOR BATHROOM**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

To arrange a viewing call us today on 01788 550044 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A three bedroom traditional mid terrace home located close to Rugby Railway Station and offered with NO ONWARD CHAIN. In brief the accommodation comprises; entrance porch, lounge, dining room, fitted kitchen and ground floor bathroom. To the first floor there are two bedrooms and a staircase rising up to a third floor bedroom. This property benefits from upvc double glazing and gas radiator heating.

Rugby is ideally situated with easy access to the region's central motorway networks, including the M6, M1 and M45. Rugby railway station is also just a few minutes walk and offers a regular high speed rail link to London Euston and Birmingham. There is an impressive range of state and private schooling available in Rugby and the surrounding areas including Rugby High School for Girls, Lawrence Sheriff, Bilton Grange, Princethorpe College and world famous Rugby School. Along with the amenities in the centre of Rugby, there are retail parks close by with a cinema, restaurants, gymnasium/health club and a good range of retail outlets.

### **Accommodation Comprises**

Double glazed door with obscure double glazed panel into:

#### **Entrance Porch**

Door to:

#### **Lounge**

13'1" x 10'11" (4.01m x 3.34m)

Double glazed window to the front. Double radiator. Laminate flooring. Built in storage cupboard housing fusebox. Stairs rising to first floor. Central heating thermostat. Door into:

#### **Inner Lobby**

Under stairs storage cupboard. Door to:

#### **Dining Room**

10'11" x 10'10" (3.34m x 3.32)

Double glazed window to the rear. Double radiator. Laminate flooring. Doorway through to:

#### **Kitchen**

11'1" x 5'3" (3.38m x 1.62m)

Matching base and eye level units. Roll edge work surface space. One and a half bowl sink and drainer unit with mixer tap over. Built in oven and electric hob. Extractor fan. Tiled splashbacks. Comb boiler. Double radiator. Tiled floor. Double glazed window to side. Door way to

#### **Rear Lobby**

Obscure double glazed door to side. Door to:

#### **Downstairs Bathroom**

5'8" x 6'0" (1.74m x 1.83m)

Panelled bath with telephone shower attachment over. Part tiled walls. Low flush w.c. Pedestal wash hand basin. Tiled floor. Double radiator.

#### **First Floor Landing**

Doors to bedrooms one and two. Staircase rising to bedroom three.

#### **Bedroom One**

10'11" x 11'1" (3.33 x 3.38m)

Double glazed window to front aspect. Radiator.

**Bedroom Two**

9'7" x 8'6" (2.94m x 2.6m)

Double glazed window to rear aspect. Radiator. Built in storage cupboard.

**Bedroom Three**

13'9" x 9'10" max 6'10" min (4.2m x 3.01m max 2.1m min)

Double glazed Velux window to rear.

**Front Garden**

Laid to gravel. Pathway to entrance. Brick retaining wall.

**Rear Garden**

Courtyard style enclosed by timber fencing. Gated pedestrian access.

**Agents Note**

Local Authority: Rugby

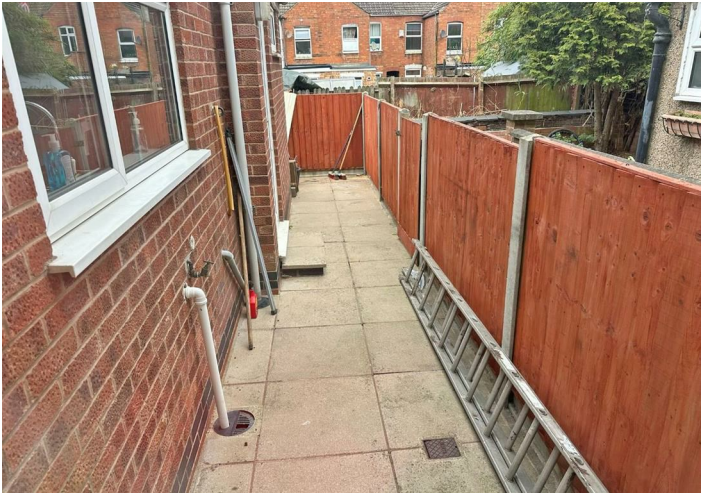
Council Tax Band: A

Energy Efficiency Rating: D









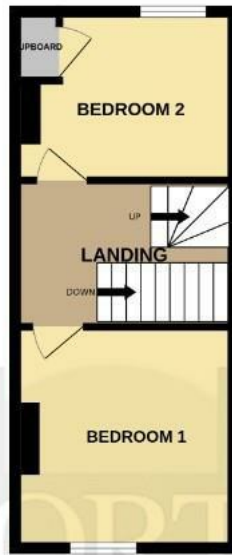




GROUND FLOOR  
427 sq ft. (39.7 sq.m.) approx.



1ST FLOOR  
288 sq ft. (26.7 sq.m.) approx.



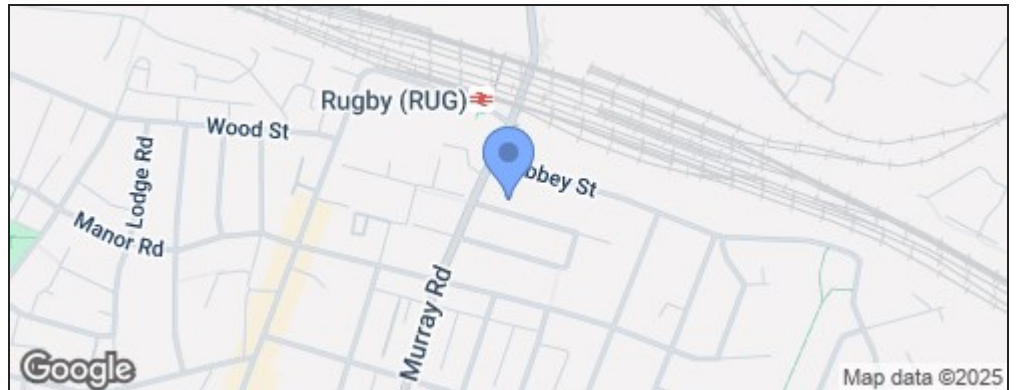
2ND FLOOR  
138 sq ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| 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 |                         |           |
|                                             | 56                      | 84        |
| 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.