

**64 Windsor Street  
Town Centre  
RUGBY  
CV21 3NY**

**Guide Price £187,500**



- **TWO BEDROOM**
- **NO ONWARD CHAIN**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING D**

- **MID TERRACE**
- **FIRST FLOOR BATHROOM**
- **GAS CENTRAL HEATING**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A two bedroom mid terrace home located close to Rugby town centre. In brief the accommodation comprises; entrance hall, lounge/dining room, fitted kitchen, utility room, two double bedrooms and a first floor four piece fitted bathroom. Externally there is a low maintenance rear garden. This property additionally benefits from upvc double glazing and gas radiator central heating.

The property is conveniently situated for access to the town centre, where there are shops, restaurants, public houses, Rugby theatre, Rugby library, Caldecott park and Rugby School. Rugby railway station operates direct mainline services to London Euston and Birmingham New Street making this location ideal for commuters.

### **Accommodation Comrpises**

Entry via hardwood entrance door with obscure glazed panels into:

#### **Entrance Hall**

Double radiator with thermostat valve. Electricity consumer unit. Door to:

#### **Lounge / Dining Room**

27'6" x 11'10" (8.39m x 3.63m)

#### **Dining Area**

Double glazed window to the front aspect. Double radiator with thermostat control.

#### **Lounge Area**

Double doors to rear. Feature fireplace with timber surround and gas fire (disconnected). Double radiator with thermostat control. Understairs storage cupboard. Door to:

#### **Kitchen**

Fitted with a range of base and eye level units with roll edge work surface space. Stainless steel sink and drainer unit. Built in oven. Electric hob with extractor. Space and plumbing for a washing machine. Pat tiled walls. Tiled floor. Double radiator. Two double glazed windows to side aspect. Doorway though to:

#### **Utility Room**

Obscure double glazed window to side elevation. Double glazed window to rear aspect. Radiator. Space for fridge and freezer.

#### **First Floor Landing**

Access to loft space. Doors to bedrooms and bathrooms. Radiator with thermostat control.

#### **Bedroom One**

14'0" x 8'8" (4.29m x 2.66m)

Double glazed window to front aspect. Built in storage cupboard. Overstairs storage cupboard. Double radiator with thermostat control.

#### **Bedroom Two**

11'6" x 8'8" (3.51m x 2.66m)

Double glazed window to rear aspect. Double radiator with thermostat control.

#### **Bathroom**

Panelled bath with shower over. Tiled splashbacks. Shower cubicle with shower (disconnected). Low flush w.c. Pedestal wash hand basin. Part tiled walls. Radiator. Timber flooring.

#### **Rear Garden**

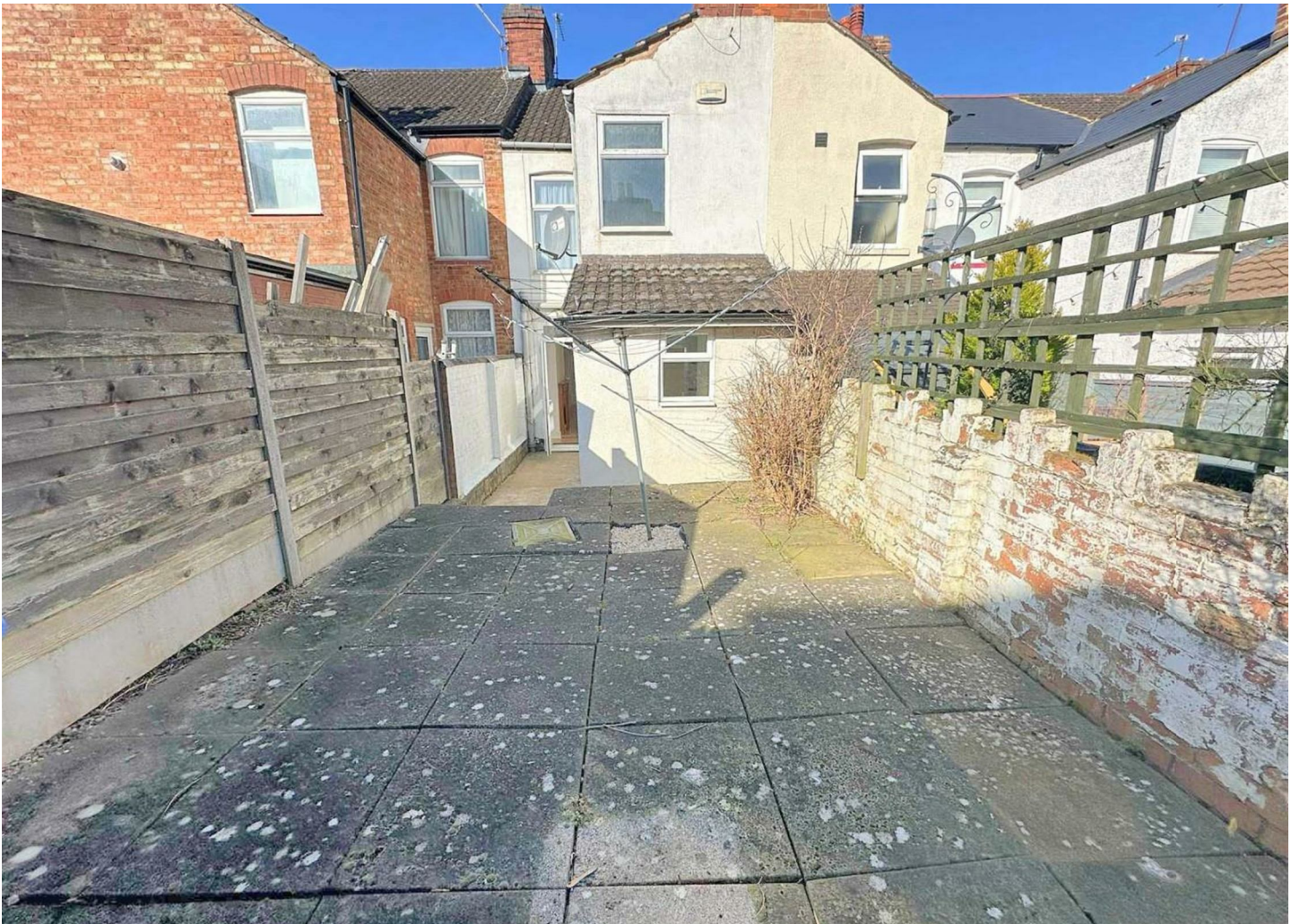
Paved rear garden. Enclosed by timber fencing.

#### **Agents Note**

Local Authority: Rugby

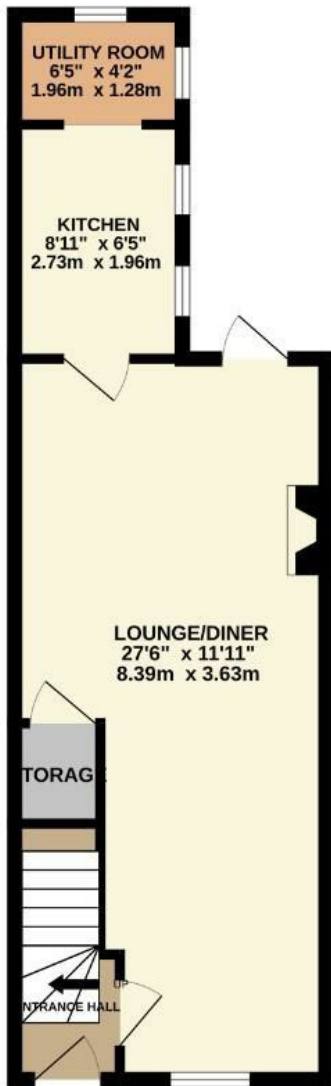
Council Tax Band: A

Energy Efficiency Rating: D

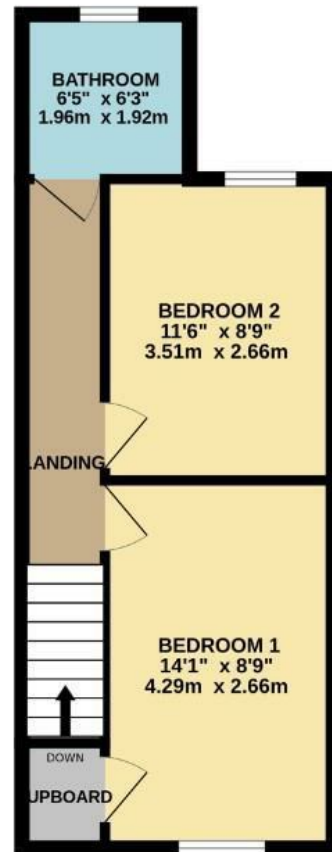




GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



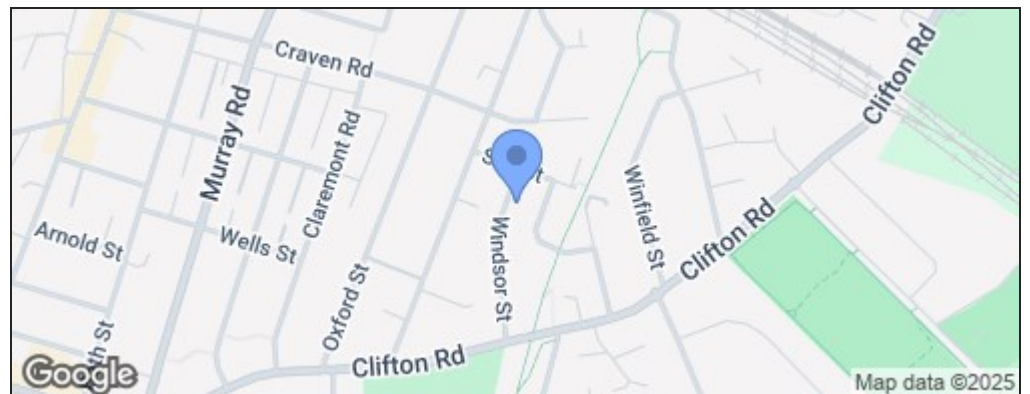
1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            | <b>66</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.