



Hudson Road, Rugby, Warwickshire  
£750





# Hudson Road, Rugby, Warwickshire

We are delighted to offer this extremely well presented mid terraced property, conveniently located close to amenities and schooling. In brief the property comprises: Entrance hall, lounge, kitchen/dining area to the ground floor. To the first floor there are two bedrooms and a bathroom. The property further benefits from double glazing, gas central heating, low maintenance rear garden and off road parking to the front. The property is available NOW and is offered unfurnished. Sorry, NO pets or smokers.

## Frontage

Off road parking to the front. Bark chippings area with potential to create another parking space.

## Entrance Hall

Enter via part double glazed front door. Upvc obscure double glazed window to the front aspect. Wooden glazed door into:

## Lounge 14'7" x 11'11" (4.46m x 3.64m )

Upvc double glazed window to the front aspect. Stairs rising to the first floor. T.V aerial point, radiator. Door to understairs cupboard. Wooden glazed door into:

## Kitchen/Diner 14'7" x 8'7" (4.47m x 2.62m )

Part double glazed door into garden. Two Upvc double glazed windows to the rear aspect. Eye and base level units with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Tiled splash back areas. Cooker. Space and plumbing for washing machine. Space for fridge and freezer. Tiled flooring, radiator. Wall mounted gas combi boiler.





## First Floor Landing

Access to loft space. Doors to:

### Bedroom One 14'7" into wardrobe 11'5" x 11'10" (4.47m into wardrobe 3.48m x 3.62)

Upvc double glazed window to the front aspect. Recess creating wardrobe space. Radiator and door to storage cupboard.

### Bedroom Two 8'8" x 7'6" (2.66m x 2.30m )

Upvc double glazed window to the rear aspect, radiator.

### Bathroom 6'9" x 5'6" (2.08m x 1.69m)

Upvc obscure double glazed window to the rear aspect. A part tiled suite comprising: bath with shower over. Wash hand basin, low level w.c, radiator.

## Rear Garden

Enclosed low maintenance rear garden. Paved patio area with outside tap and power points. Steps rising onto a further paved patio area, various raised wooden planters. Further steps leading onto a wooden decked area. Further raised area with space for garden sheds. There is shared access across the back for one neighbouring property.

## Tax Band

Tax Band: A

## Disclaimer

Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £750 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments • Holding deposit: equivalent to one weeks rent • Security deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or over)• Utilities Default charges:• Replacement keys and other security devices - charged at cost of the key(s) and other security device(s) replacement(s)• Rent arrears - 3% above the Bank of England base rate Other possible charges:• Notation of contract (where a tenancy is ended in place of another one following a change of tenant) - £50• Variation of contract (for example, change of rent date) - £50• Change of sharer - £50 per tenant • Surrender of tenancy - tenant liable to pay the rent for the whole period (within reason) as well as landlord costs of re-letting the property as detailed on our landlord fee schedule - [www.crowhurst-gale.co.uk](http://www.crowhurst-gale.co.uk) Pets: Where formally accepted by the landlord there may be an additional amount added to the current monthly rent. Tenancy Application Form: To receive a tenancy application form for this property please contact us on 01788 522266 (option 2): Tenant protection: Crowhurst Gale Property Lettings Ltd is a member of propertymark Client Money Protection (Scheme Reference: C0131238), which is a client money protection scheme, and also a member of redress scheme The Property Ombudsman (TPO) Reference: T02859, which is a redress scheme. You can learn more by contacting us directly. Crowhurst Gale Property Lettings are a member of Deposit Protection Service, an insured and custodial deposit protection scheme



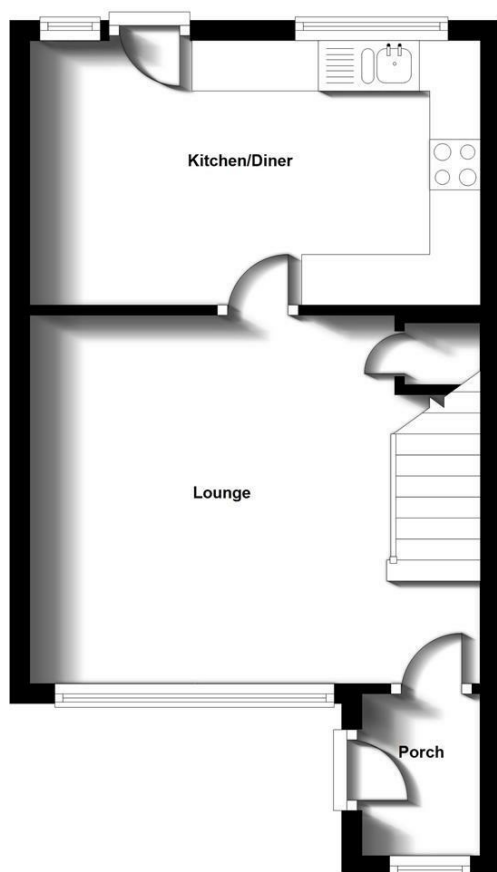
[www.depositprotection.com](http://www.depositprotection.com). Disclaimer: These particulars may be subject to errors and/or omissions; therefore, a prospective tenant(s) must satisfy themselves by inspection or otherwise as to their correctness. The text measurements, photographs plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not

formally verified any availability or operation of services and/or appliances noted. Therefore, prospective tenant(s) are advised to validate all such information prior to expressing any formal intent to let. All fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters that may affect the legal title.

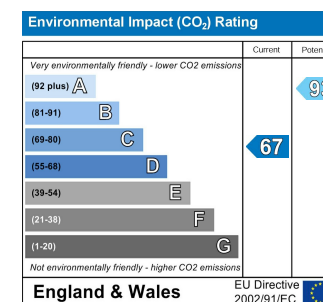
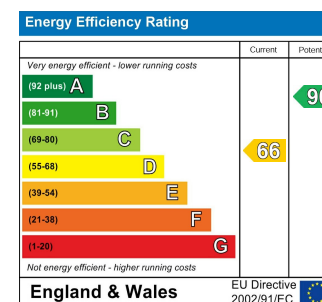
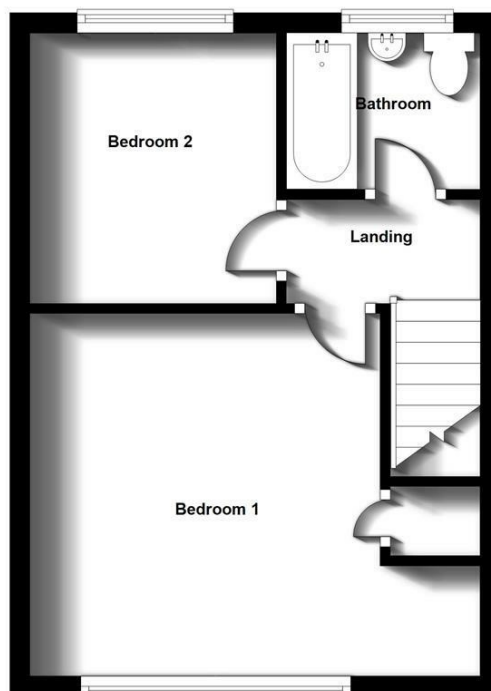




**Ground Floor**



**First Floor**



31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ  
 Tel: 01788 522 266  
 property@crowhurst-gale.co.uk  
 www.crowhurst-gale.co.uk

