

**11 Cambridge Street
Town Centre
RUGBY
CV21 3NG
£230,000**



- **NEWLY DECORATED & NEW CARPETING**
- **FIRST FLOOR BATHROOM**
- **CELLAR**
- **NO CHAIN**
- **TWO DOUBLE BEDROOMS**
- **UTILITY ROOM**
- **GCH & DG**
- **ENERGY EFFICIENCY RATING D**

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PERSONAL • PROFESSIONAL • PROACTIVE

Recently decorated and newly carpeted, this generously sized two bedroom traditional terrace offers a bright, comfortable setting with a touch of period charm. The layout gives you a separate lounge and dining room, along with a useful utility room, and the house retains some of its original features that add character. Upstairs, the first floor bathroom serves two well-proportioned bedrooms. Double glazing and central heating provide modern comfort, while outside an enclosed rear garden and courtyard create a private space to relax.

The location is a real advantage. You're within easy walking distance of Rugby town centre and the railway station, with mainline services to London Euston in around fifty minutes and Birmingham New Street in about thirty. Road connections are excellent too, with straightforward access to the M1, M6 and M45. Everyday amenities are close at hand, including shops, restaurants, pubs, Rugby Theatre, the library, Caldecott Park and the historic Rugby School.

Accommodation Comprises

Entry via covered entrance with hardwood front entrance door with obscure glazed panels into:

Entrance Hallway

Stairs rising to first floor. Radiator. Doors off to lounge and dining room.

Lounge

13'11" (max) x 11'11" (4.26m (max) x 3.65m)

Double glazed bay window to the front. Feature cast iron fireplace with gas fire, decorative surround and mantle. Double radiator. Telephone point. Picture rail. Original door.

Dining Room

12'0" x 11'11" (3.66m x 3.65m)

Double glazed window to the rear. Fireplace recess. Double radiator. Picture rail. Central heating control. Original doors. Door to:

Kitchen

8'6" x 7'11" (2.6m x 2.43m)

Fitted with a range of base and eye level units with work surface space, incorporating a stainless steel sink unit with mixer tap over. Built in oven. Gas hob with extractor hood over. Space for a fridge. Part tiled walls. Tiled floor. Radiator. Double glazed window to side. Hardwood door with obscure double glazed panel to side. Archway through to:

Inner Lobby

Combination boiler. Tiled floor.

Utility Room

7'10" x 5'1" (2.4m x 1.57m)

Space and plumbing for a washing machine and tumble dryer. Plumbing for a w.c. Obscure double glazed windows to side and rear. Original door.

Cellar

11'11" x 11'7" (3.65m x 3.55m)

First Floor Landing

Doors off to bedrooms and bathroom. Timber balustrade. Storage cupboard.

Bedroom One

16'10" x 12'0" (5.15m x 3.66m)

Two double glazed windows to the front. Original cast iron fireplace. Picture rail. Stripped timber floor. Two radiators. Original door.

Bedroom Two

12'0" x 11'3" (3.66m x 3.45m)

Double glazed window to the rear. Double radiator. Picture rail. Original door.

Bathroom

9'11" x 8'0" (3.03m x 2.45m)

Panelled bath with shower over, pedestal wash hand basin, low flush w.c. Timber flooring. Radiator. Double glazed window to the rear.

Rear Garden

Side pedestrian access. Courtyard area. Area laid to lawn. Hedging to boundaries. Brick built store.

Front Garden

Pathway to entrance. Dwarf brick wall. Hedge.

Agents Note

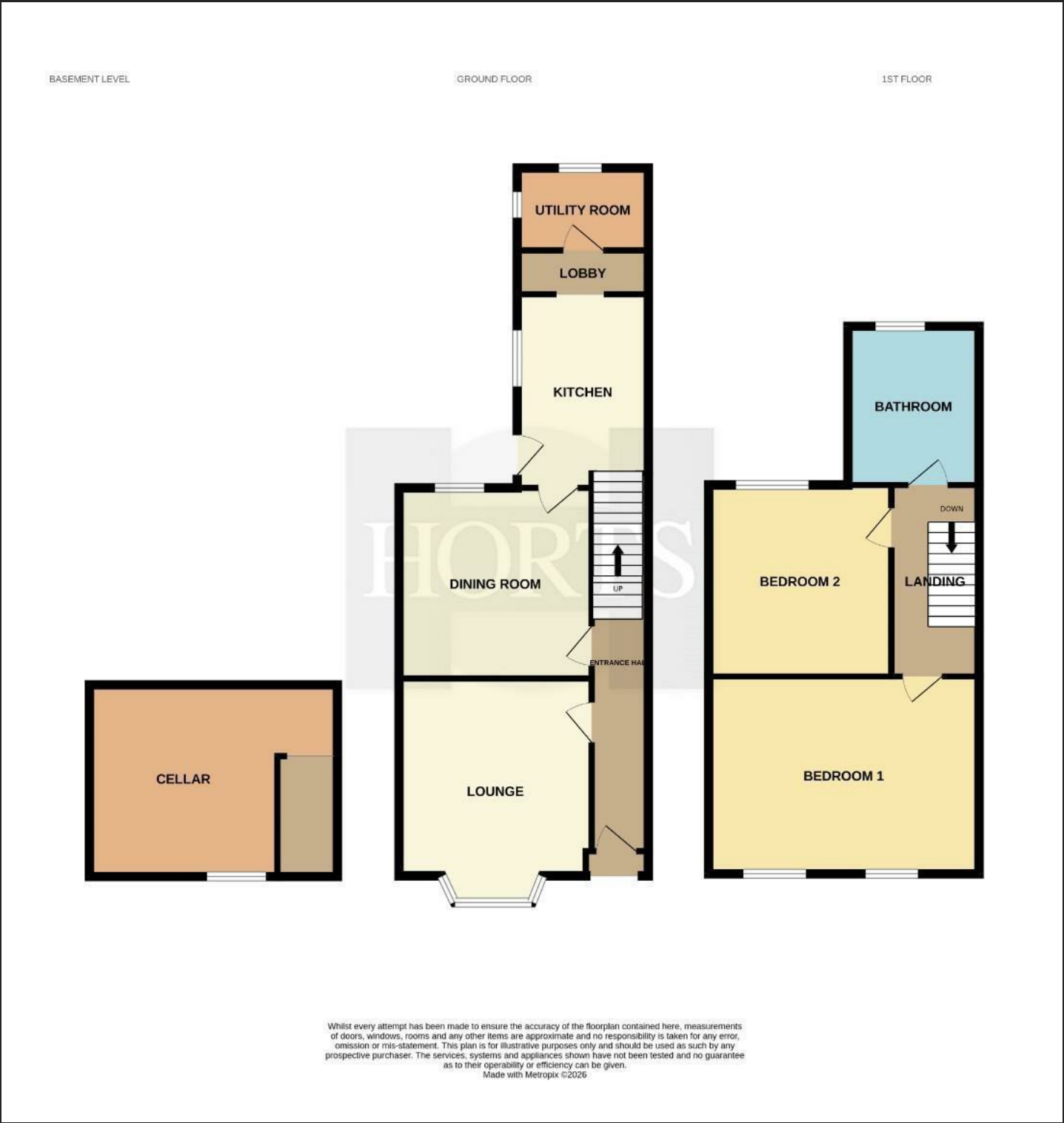
Council Tax Band: A

Energy Efficiency Rating: D

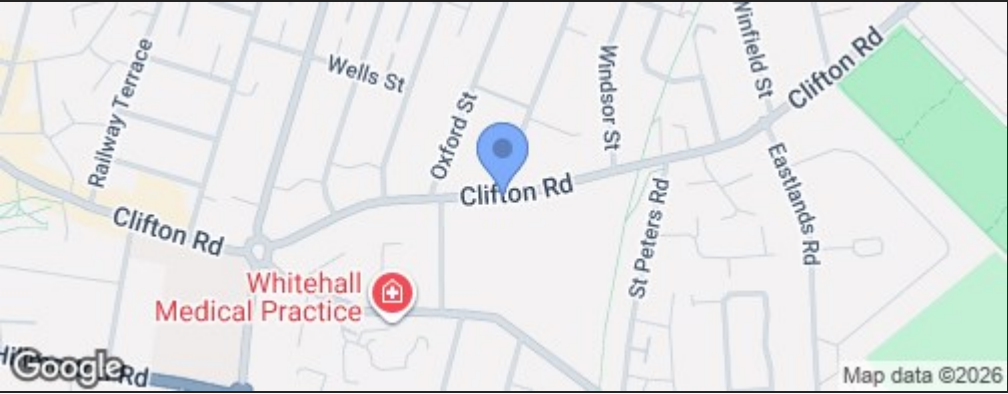
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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 firms employment has the authority to make or give any representation or warranty in respect of the property.