

**58 Victoria Street
Town Centre
RUGBY
CV21 2HN**

£189,950



- REDECORATED TWO BEDROOM TERRACE
- SEPARATE RECEPTION ROOMS
- LOFT ROOM
- NO CHAIN

- OFF ROAD PARKING TO REAR
- DOUBLE GLAZING & GAS CENTRAL HEATING
- MANY ORIGINAL FEATURES
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

This delightful mid-terrace house full of original features presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental property. Recently redecorated, the home boasts a fresh and inviting atmosphere, making it ready for you to move in without delay.

The property features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-proportioned kitchen is conveniently located, ensuring that meal preparation is both enjoyable and efficient. With two inviting bedrooms plus a loft room with window, this home is perfect for small families or couples looking for a peaceful retreat.

The bathroom is thoughtfully designed, offering both functionality and comfort. One of the standout features of this property is the off-road parking available at the rear.

The house benefits from double glazing throughout, enhancing energy efficiency and providing a warm and quiet living environment. Additionally, the absence of a chain means that you can enjoy a swift and straightforward purchase process.

In summary, this redecorated two-bedroom terrace on Victoria Street is a wonderful opportunity to secure a lovely home in a desirable location. With its appealing features and convenient amenities, it is sure to attract interest. Do not miss the chance to make this charming property your own.

Accommodation Comprises

Entry via covered entrance with upvc door with obscure double glazed panel.

Hallway

Stairs rising to first floor. Radiator. Original quarry tile floor. Doors off to lounge and dining area.

Lounge

11'6" x 11'3" (3.5m x 3.44m)

Double glazed window to the front. Stripped pine storage and book case. Open fireplace. Double radiator. Electricity meter cupboard with consumer unit. Radiator with thermostat control. Stripped pine door.

Dining Room

11'7" x 11'1" (3.53m x 3.38m)

Double glazed window to rear. Original quarry tile floor. Stripped pine doors. Open fireplace and radiator. Understairs storage cupboard. Door to:

Kitchen

6'11" x 12' (2.10m x 3.66m)

Matching base and eye level units. Bamboo work tops. Belfast sink with mixer tap over. Built in oven and hob. Extractor hood. Space and plumbing for a washing machine. Space for a fridge and freezer. Double glazed window to side. Hardwood door with obscure glazed panel to side. Stripped pine door leading to:

Bathroom

6'6" x 10'1" (1.97m x 3.08m)

With suite to comprise; panelled bath with shower over, pedestal wash hand basin and low level w.c. Fully tiled walls. Tiled floor. Radiator. Obscure double glazed window to the side. Stripped pine door to cupboard housing combination boiler.

First Floor Landing

Timber balustrade. Doors off to bedrooms. Loft access to loft room which is boarded and has a window.

Bedroom One

14'4" x 11'6" (4.38m x 3.50m)

Double glazed window to front. Cast iron fireplace. Built in storage units to sides of chimney breast. Radiator. Storage cupboard. Stripped pine doors.

Bedroom Two

11'7" x 8'5" (3.53m x 2.57m)

Double glazed window to rear. Cast iron fireplace. Picture rail. Radiator.

Front Garden

Dwarf wall. Pathway to entrance.

Rear Garden

Mainly laid to lawn with timber fencing. Hardstanding providing off road parking. Accessed via service lane.

Agents Note

Council Tax Band: A

Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.





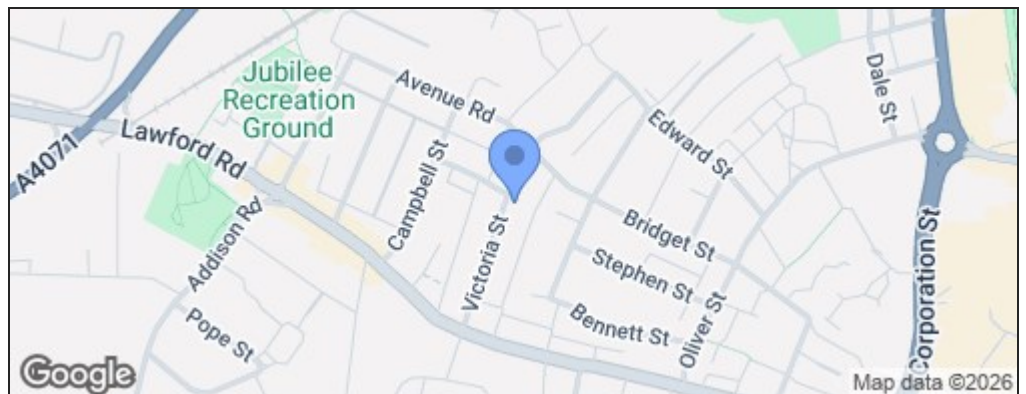
GROUND FLOOR

1ST FLOOR



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	69	74
(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	



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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.