

**7 Houston Road  
Old Brownsover  
RUGBY  
CV21 1BS**

**£180,000**



- **THREE BEDROOM TERRACE**
- **CLOSE TO TRAIN STATION**
- **ENCLOSED REAR GARDEN**
- **IN NEED OF SOME MODERNISATION**

- **TWO RECEPTION ROOMS**
- **LOFT ROOM**
- **CLOSE TO TOWN & RETAIL PARKS**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

This three-bedroom mid-terraced home is ideally located for easy access to Rugby town centre. The ground floor includes a lounge, an inner lobby with stairs rising to the first floor, a dining room currently used as a study, a fitted kitchen and a ground floor bathroom. On the first floor there are three well-proportioned bedrooms, while the second floor provides an additional loft room, offering valuable extra space and flexibility. To the rear, the low-maintenance paved garden creates a practical outdoor area, complete with a gated boundary and a useful storage space currently set up as a utility area.

Nearby are retail destinations including Elliott's Field and Junction One. The property also offers excellent transport convenience, with straightforward links to the M1 and M45, and Rugby train station just a short distance away, providing mainline services to London and Birmingham.

### **Accommodation Comprises**

Entry via part glazed hardwood front entrance door into:

#### **Lounge**

13'5" into bay x 11'8" (4.09m into bay x 3.56m )

Bay window to front aspect. Feature fireplace. Radiator. Door to:

#### **Inner Lobby**

Stairs rising to first floor. Door to:

#### **Dining Room**

11'8" x 10'2" (3.56m x 3.12m )

Window to rear aspect. Feature fireplace. Radiator. Understairs storage cupboard. Opening to:

#### **Kitchen**

12'9" x 6'0" (3.91m x 1.83m )

Fitted with a range of base and eye level units. Built in gas hob and electric oven. Window to side. Door to side giving access to rear garden. Door to:

#### **Bathroom**

With suite to comprise; panelled bath with shower over low level w.c., and pedestal wash basin. Radiator. Window to side elevation.

#### **First Floor Landing**

Stairs rising to second floor. Doors off to bedrooms.

#### **Bedroom One**

11'8" x 12'2" (3.56m x 3.71m )

Window to front aspect. Radiator.

#### **Bedroom Two**

8'9" x 12'0" (2.67m x 3.66m )

Window to rear aspect. Radiator.

#### **Bedroom Three**

10'9" x 6'3" (3.28 x 1.91)

2 Velux windows double glazed window, and radiator.

#### **Loft Room**

12'2" x 11'6" (3.71 x 3.51)

2 X Velux windows.

**Front Garden**

Laid to paving. Dwarf wall. Pathway to entrance.

**Rear Garden**

Paved garden enclosed by timber fencing. Gated access to rear.

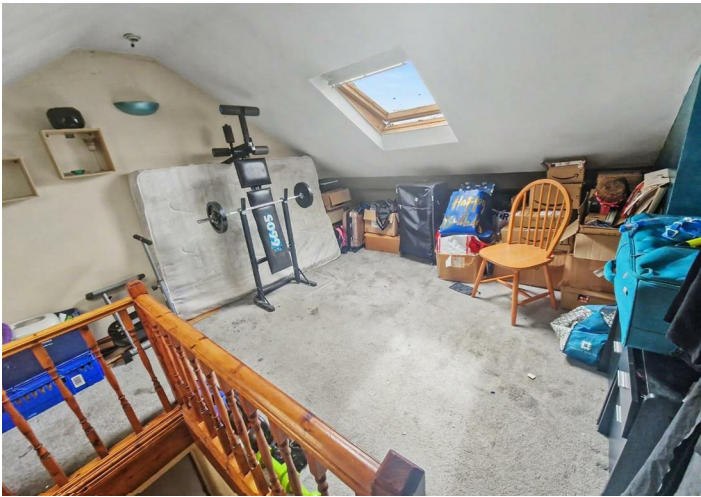
**Agents Note**

Council Tax Band: A

Energy Efficiency Rating: D

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.





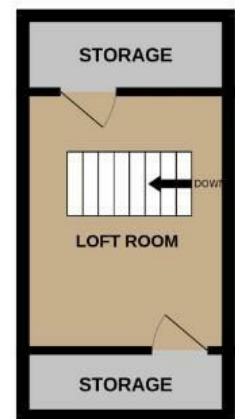
GROUND FLOOR



1ST FLOOR



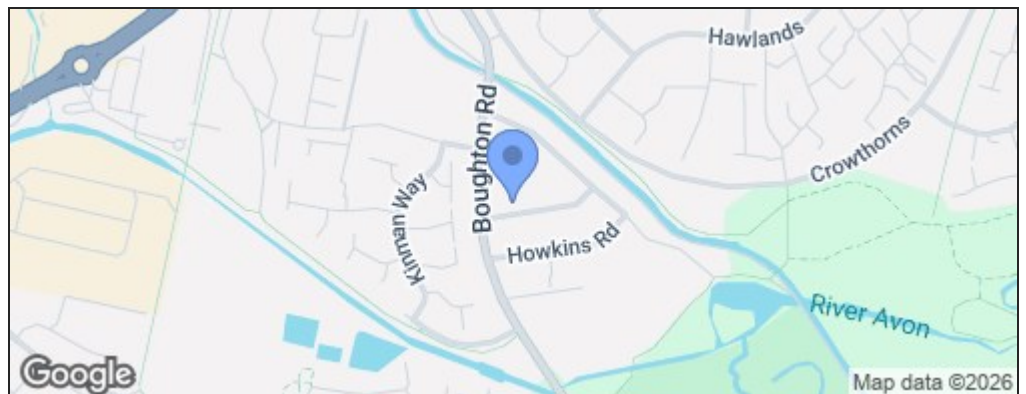
2ND FLOOR



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 |
|----------------------------------------------------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |
|                                                    |                         | <b>76</b> |
|                                                    | <b>66</b>               |           |



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