

**42 Campbell Street
Town Centre
RUGBY
CV21 2HY**

Offers Over £220,000



- **THREE BEDROOMS**
- **LOUNGE**
- **FITTED KITCHEN**
- **ENCLOSED REAR GARDEN**

- **MID TERRACE HOME**
- **DINING ROOM**
- **REFITTED GROUND FLOOR BATHROOM**
- **ENERGY EFFICIENCY RATING: D**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A three bedroom mid terrace home set in a popular part of Rugby. The accommodation includes an entrance hall, a lounge with a bay window and feature fireplace, a dining room that opens through to a fitted kitchen, a modern ground floor bathroom and three well proportioned bedrooms on the first floor. Outside, there is an enclosed rear garden. The property also offers upvc double glazing and gas radiator central heating.

The location provides straightforward access to Rugby town centre and excellent transport links, with regular bus routes close by and easy connections to the M1, M6 and M45. Rugby Railway Station is only a short drive away and offers mainline services to Birmingham New Street in around thirty eight minutes and London Euston in approximately forty eight minutes. Early viewing is strongly recommended.

Accommodation Comprises

Entry via upvc glazed door into:

Entrance Hallway

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

Lounge

12'5" x 11'1" (3.8m x 3.4m)

Bay window to front. Open fire with decorative surround. Radiator.

Dining Room

11'1" x 9'10" (3.4m x 3.0m)

Window to rear aspect. Radiator. Opening through to:

Kitchen

10'9" x 7'2" (3.3m x 2.2m)

Fitted with a range of base and eye level units with work surface space incorporating a stainless steel sink and drainer unit. Electric oven. Gas hob. Space and plumbing for a washing machine. and dishwasher. Space for a fridge/freezer. Wall mounted boiler. Door to bathroom. Window to side. Door to side.

Bathroom

With suite to comprise; bath with shower and shower screen, vanity unit with wash hand basin, and low level w.c. Window to side elevation.

First Floor Landing

Access to boarded loft with ladder. Doors off to bedrooms.

Bedroom One

12'9" x 12'5" (3.9m x 3.8m)

Bay window to front. Feature fireplace. Radiator.

Bedroom Two

9'10" x 9'2" (3.0m x 2.8m)

Window to rear. Radiator.

Bedroom Three

10'9" x 7'2" (3.3m x 2.2m)

Window to rear. Radiator.

Rear Garden

Mainly lead to lawn. Patio area. Pathway to shed. Enclosed by timber fencing.

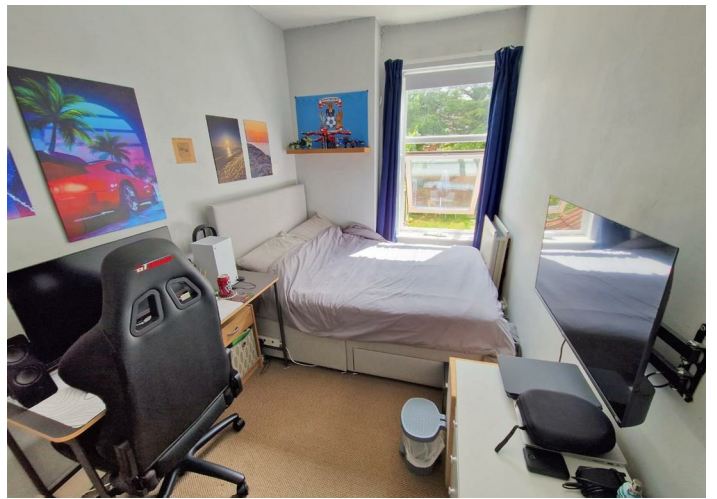
Agents Note

Council Tax Band: A

Energy Efficiency Rating: D

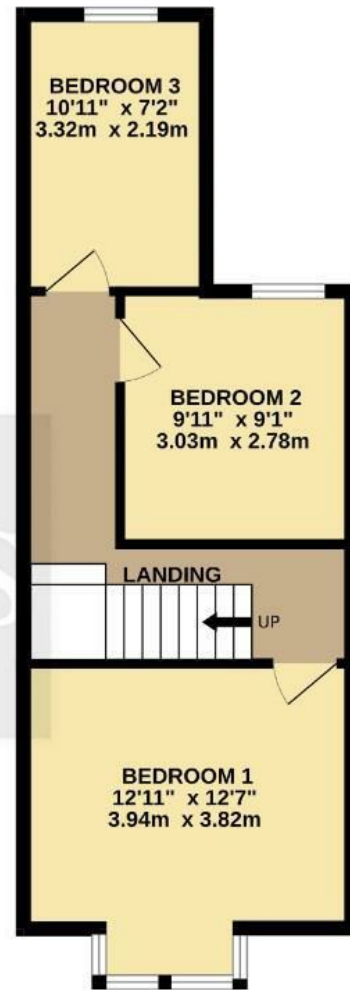
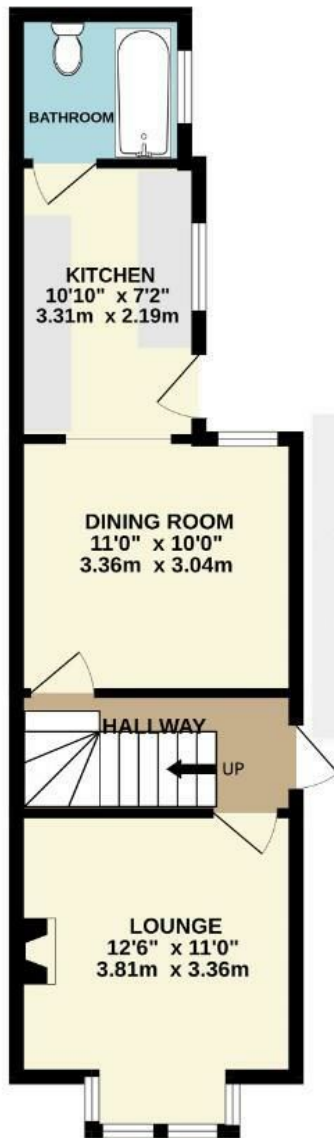
ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.





GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.

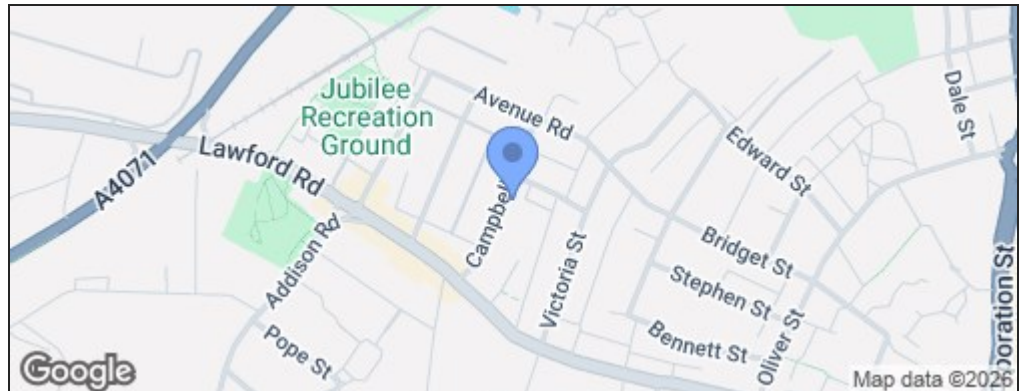


TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.

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) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.