

**23 Warwick Street
Town Centre
RUGBY
CV21 3DN**

Guide Price £180,000



- **RENOVATED END OF TERRACED HOUSE**
- **OPEN PLAN LIVING/KITCHEN/DINER**
- **GAS CENTRAL HEATING**
- **NO ONWARD CHAIN**

- **TWO BEDROOMS**
- **OFF ROAD PARKING**
- **DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A beautifully presented and genuinely unique house, discreetly positioned in Rugby Town Centre, offering a rare blend of character and contemporary comfort. Recently renovated with a considered eye for quality, the interior feels calm, modern and effortlessly stylish. The entrance hall leads into an impressive open plan kitchen and dining room, a space designed for both everyday living and relaxed entertaining. Two bedrooms sit alongside thoughtfully created study and reading areas, while the bathroom is finished to a high standard. The property further enjoys off road parking, upvc double glazing and gas radiator heating, and is offered with NO ONWARD CHAIN.

The setting places you in the heart of the town centre and within an easy walk of Rugby railway station, where mainline services reach London Euston in around fifty minutes and Birmingham New Street in approximately thirty. Access to the region's motorway network is straightforward, with the M1, M6 and M45 all close at hand. A wide selection of amenities surrounds the property, including shops, restaurants, public houses, Rugby Theatre, Rugby Library, Caldecott Park and the historic Rugby School, creating a location that combines convenience with a sense of heritage.

Accommodation Comprises

Entry via composite door into:

Entrance Hall

Stairs rising to first floor with timber balustrade. Solid wood flooring. Double radiator. Coving to ceiling. Double glazed window to front aspect. Understairs storage cupboard with solid wood flooring and plumbing for a w.c. and extractor.

Living / Dining / Kitchen Area

Living Area

Double glazed windows to front and side. Wall mounted radiator. Coving to ceiling. Solid wood flooring.

Kitchen / Dining Area

21'11" x 10'9" (6.70m x 3.30m)

Fitted with a range of base and eye level units. Work surface space. One and a half bowl stainless steel sink. Tiled splash backs. Built in oven and hob. Integrated dishwasher, fridge and freezer. Space and plumbing for a washing machine. Further base units with breakfast bar and seating for six. Oak flooring. Double glazed window to front. Coving to ceiling. Extractor.

Half Landing

Doors off to bedroom one and bathroom. Access to loft space. Cupboard housing combination boiler.

Bedroom One

14'5" x 10'9" (4.40m x 3.30m)

Double glazed windows to front and side. Radiator. Coving to ceiling.

Bathroom

Panel bath with shower over. Tiled splash backs. Low flush w.c. Pedestal wash hand basin. Tiling. Chrome ladder radiator. Tiled floor. Coving. Obscure double glazed window to the front.

Reading Area

Stairs up to:

Study Area

Double glazed window to front.

Bedroom Two

11'1"x x7'10" (3.40mx x2.40m)

Double glazed window to front. Radiator.

Externally

Communal paved garden. Bike storage. Off road parking for one vehicle.

Agents Note

Council Tax Band: B

Energy Efficiency Rating: C

Service Charge £2100 PA

Ground Rent £100 PA

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
317 sq ft. (29.5 sq.m.) approx.

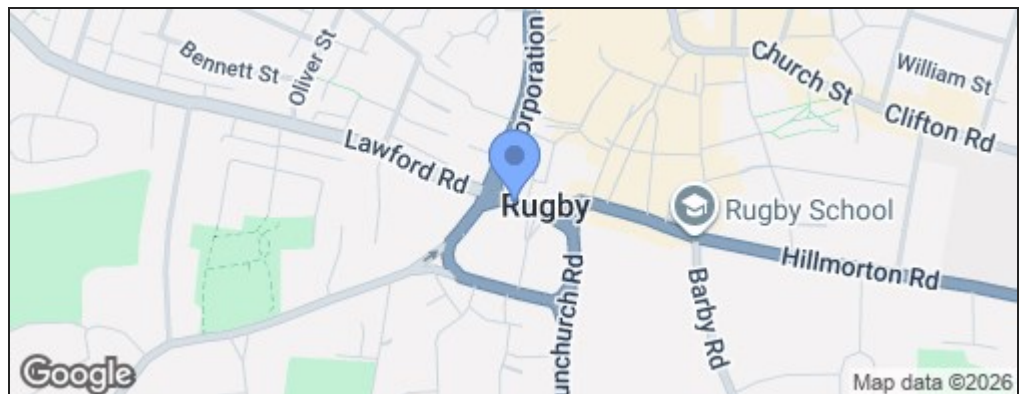
1ST FLOOR
402 sq ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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		90
(81-91) B		
(69-80) C	77	
(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.