



EDWARD KNIGHT
ESTATE AGENTS

LAWFORD ROAD, RUGBY, CV21 2EB

£1,300 PCM – FEES APPLY





A deceptively spacious four bedroom terraced property conveniently located within walking distance of Rugby town centre. The accommodation is set over three floors and briefly comprises: entrance hall, lounge, open plan living kitchen diner, three bedrooms to the first floor with recently refitted family bathroom and a second floor bedroom. The property further benefits from gas fired central heating, uPVC double glazing, useful loft storage room and a low maintenance south facing rear garden. Available soon. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a dark wood effect UPVC door with obscure double glazed insert and an obscure double glazed panel over. Single panel radiator with thermostat control. Original multi coloured tiled floor. Cornicing. Smoke alarm. Stairs rising to the first floor. Park glazed timber door to the living kitchen. Part glazed timber door to:

SITTING ROOM

14' 1" into bay x 10' 9" (4.29m x 3.28m)
UPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. Decorative fireplace with tiled hearth. Satellite and television aerial points. Telephone point. Exposed wood floor.



LIVING/DINING AREA

14' 0" x 12' 8" (4.27m x 3.86m)
UPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Understairs storage cupboard with electric consumer unit, electric meter, gas meter and shelving. Wood effect laminate flooring. Open through to:

KITCHEN

18' 0" x 8' 3" (5.49m x 2.51m)

A range of eye and base level Shaker style kitchen units surmounted by contrasting roll-edge worksurfaces with integrated splashback's. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven and four ring black ceramic induction hob. Space and plumbing for a washing machine and slimline dishwasher. Space for two undercounter appliances along with space for a full height fridge freezer. Concealed combination central heating boiler. Tiled floor. UPVC double glazed window to the side aspect. UPVC double glazed patio doors to the rear garden.

STAIRS & LANDING

Stairs rising to the second floor. Smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

14' 1" x 14' 6" into bay (4.29m x 4.42m)

UPVC double glazed bay window to the front aspect. Double panel radiator with thermostat control. TV aerial socket. Decorative cast iron fireplace.

BEDROOM THREE

11' 1" max x 10' 0" (3.38m x 3.05m)

UPVC double glazed window to the rear aspect. Single panel radiator. Decorative cast iron fireplace.

BEDROOM FOUR

10' 6" x 8' 5" max (3.2m x 2.57m)

UPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Original cast-iron fireplace.

FAMILY BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m)

Refitted white suite comprising: low-level close coupled toilet, wash hand basin with vanity unit under and



panelled bath with electric shower over. Panelling to splashback areas. Wood effect flooring. Radiator. Obscure UPVC double glazed window to the side aspect.

SECOND FLOOR STAIRS & LANDING

Ceiling mounted smoke alarm. Door to an under eaves storage room with light and power. Door to:

BEDROOM TWO

12' 0" x 9' 5" (3.66m x 2.87m)

UPVC double glazed window. Single panel radiator with thermostat control. Wood effect laminate floor.





FRONT

Slab path and steps rising to the front door which has a storm porch. Cracked slate fore garden.

REAR GARDEN

Slab patio area adjoining the side and rear of the property with slab Path leading to the rear gate. Laid to lawn area adjoined by a planting border. Slab hardstanding area with timber shed. Lockable timber gate to the rear. Enclosed by brick walls and timber fencing to all sides.

COUNCIL TAX

Band B

FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: gas, water, electric, council tax, telephone, broadband etc and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

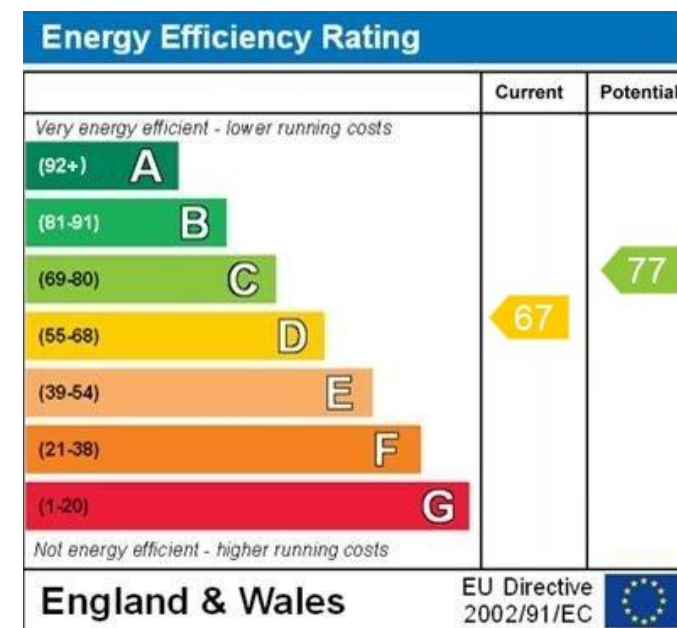
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).



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