



EDWARD KNIGHT
ESTATE AGENTS



- Well Presented
- Close to Railway Station
- Two Bedrooms
- Upstairs Bathroom

4 Abbey Street, Rugby, CV21 3LH

£155,000 (Offers Over)

An ideal First Time Buy or Rental Investment property positioned well for access to the Railway Station and Town Centre. Beautifully presented throughout, this improved home briefly comprises : Porch, Lounge/Diner, Kitchen, Two Bedrooms, Upstairs Bathroom, Low Maintenance Frontage and pleasant Rear Yard.



Property Description

SUMMARY

An ideal First Time Buy or Rental Investment property positioned well for access to the Railway Station and Town Centre. Beautifully presented throughout, this improved home briefly comprises : Porch, Lounge/Diner, Kitchen, Two Bedrooms, Upstairs Bathroom, Low Maintenance Frontage and pleasant Rear Yard.

LOCATION

Abbey Street is situated in a particularly convenient location well within close walking distance from Rugby's Railway Station with it's 50 minute commute time to Euston. Also close by is Elliot's Field Shopping Centre and Rugby Town's many amenities which include; the Clock Tower Shopping Centre, cafes, restaurants and bars.

PORCH

uPVC opaque double glazed front door into porch with double glazed panel above. Door into Lounge/Diner and further accommodation.

LOUNGE/DINER

25' 4" x 11' 2" (7.72m x 3.4m)

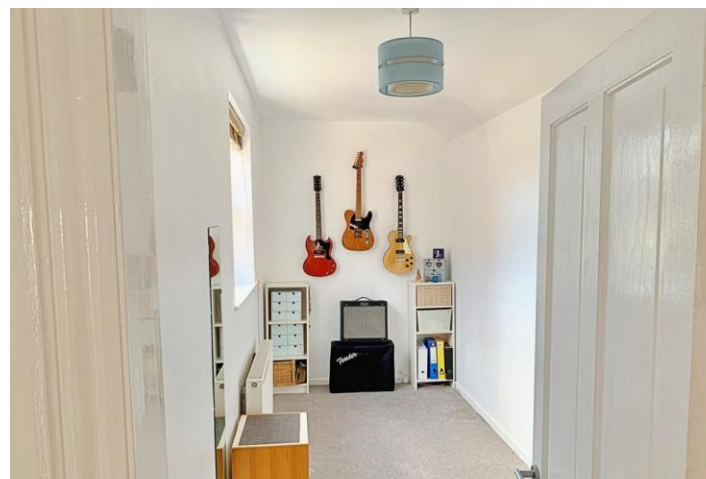
uPVC double glazed window to the front aspect and uPVC double glazed window onto the garden. Two wall mounted radiators. Stairs rising to first floor. Door to Kitchen. TV and Telephone points. Wood effect flooring.

KITCHEN

15' 10" x 6' 3" (4.83m x 1.91m)

Double glazed door and window to the side aspect. Full range of base and eye level units with work surface over. Stainless steel sink drainer with mixer tap. Wall mounted radiator. Integrated oven with hob & extractor. Space for fridge/freezer. Space and plumbing for washing machine. Tiled floor. Replacement wall mounted combi boiler.





LANDING

Doors off to both bedrooms and to bathroom. Loft access hatch.

BEDROOM ONE

11' 2" x 11' 0" (3.4m x 3.35m)

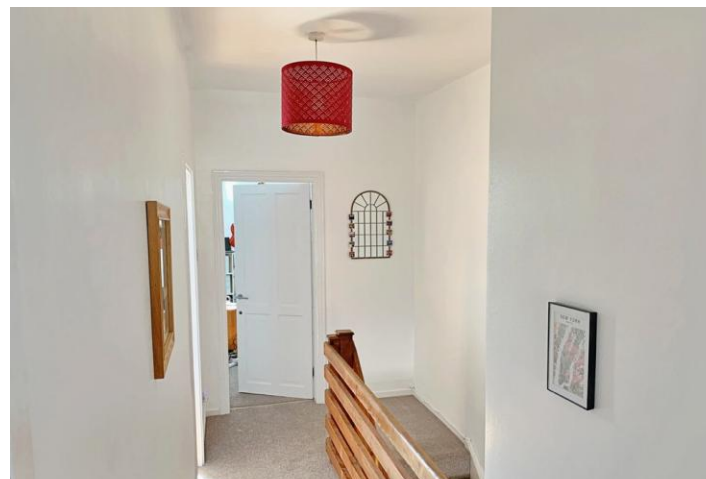
uPVC double glazed window to the front aspect. Wall mounted radiator. Over-stairs storage cupboard.

Coving to ceiling.

BEDROOM TWO

15' 7" x 6' 3" (4.75m x 1.91m)

uPVC double glazed window to the side aspect. Wall mounted radiator.



BATHROOM

14' 2" x 4' 8" (4.32m x 1.42m)

Obscure uPVC double glazed window to the rear. Wall mounted radiator. Panelled bath with shower over and full height tiling. Low flush WC. Contemporary pedestal wash hand basin. Half height tiling to the rest of the walls.

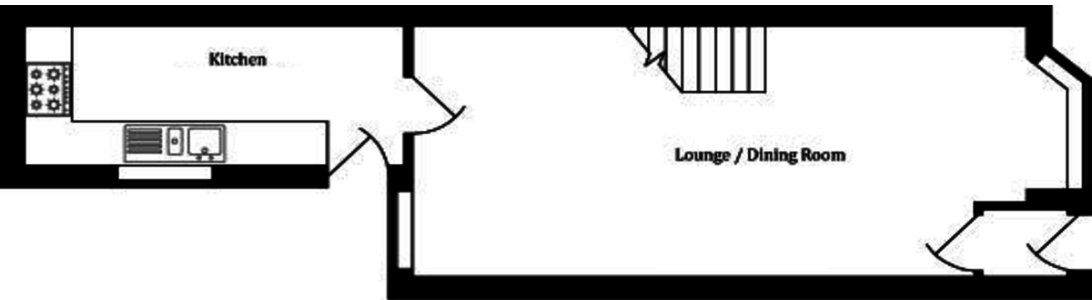


FRONTAGE

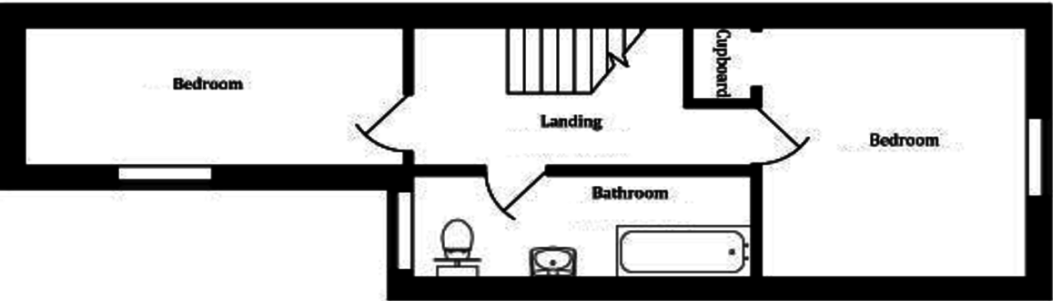
Low maintenance gated frontage with low level brick wall. Rear Garden access is via a pedestrian access-way located two houses along.

REAR YARD

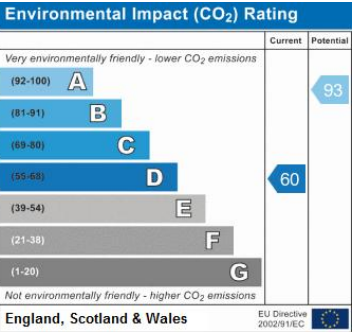
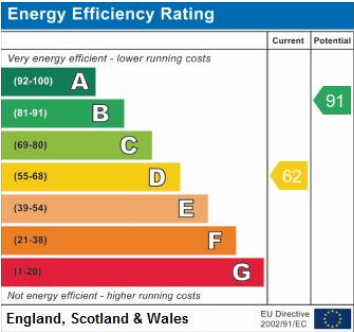
Pleasant walled garden with pebbles. Access gate to the rear. Lean-to shed. Decked area.



Ground Floor



First Floor



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Warwickshire, CV21 2PY

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.