



EDWARD KNIGHT
ESTATE AGENTS

21 JUBILEE STREET, RUGBY, CV21 2JJ

£195,000





SUMMARY

A stylish & beautifully presented traditional terrace property with Rear Off Road Parking & an excellent Garden Office. Having undergone significant improvements by the current owners the accommodation briefly comprises : Porch, Living Room, Kitchen/Diner with Utility Area, Two Bedrooms, Upstairs Bathroom, Rear Garden, Garden Office & Rear Off Road Parking. Early viewing is considered essential.

LOCATION

New Bilton is located between the town centre and the lawford/bilton side of Rugby. Various local amenities are nearby (to include a Co-Op store, takeaways and public houses) plus primary schooling. This area also offers ideal access to Lawford and towards Coventry as well as A45.



PORCH

uPVC front door into porch. Internal wooden door into Living Room.

LIVING ROOM

14' 6" x 11' 3" + alcoves (4.42m x 3.43m)

uPVC double glazed window to the front. Radiator. Door to Kitchen/Diner. Decorative fireplace area. TV & Telephone points. Fitted storage units.

KITCHEN/DINER

13' 4" x 13' 0" (4.06m x 3.96m)

uPVC double glazed window to the rear. Vertical radiator. Stairs to first floor. Opens into Utility area. Exposed brickwork. Range of stylish base level kitchen cupboards with eye level shelving. Integrated Oven, Hob & Extractor. Ceramic tiled floor. Black porcelain sink/drain. Beech work surfaces. Coving.

UTILITY

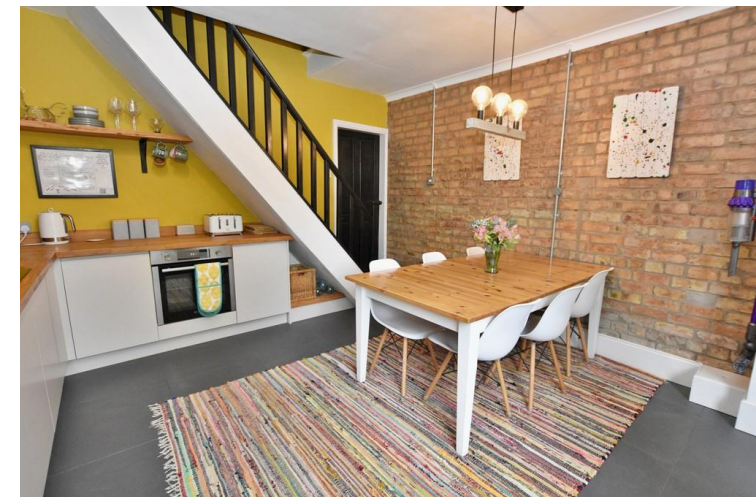
7' 9" x 6' 0" (2.36m x 1.83m)

uPVC double glazed window and door to the garden. Continuation of ceramic floor. Space and plumbing for washing machine, fridge and freezer. Beech work surfaces. Tiling to splashbacks. Wall mounted replacement Worcester condensing Combi Boiler with Hive system (fitted approximately 12 months ago). Various storage shelves plus hidden vertical cupboard.



LANDING

Doors to both bedrooms and to bathroom. Loft access hatch. Storage unit.







BEDROOM ONE

12' 11" x 10' 4" + alcoves (3.94m x 3.15m)
uPVC double glazed window to the rear. Radiator.
Wardrobe.

BEDROOM TWO

11' 8" x 9' 0" (3.56m x 2.74m)
uPVC double glazed window to the front. Radiator.
Includes wardrobe.

BATHROOM

Wood effect flooring. Fully tiled. Low flush W.C. Wash
hand basin set into vanity unit. Panelled bath with
shower over. Heated towel rail. Extractor. Built in
cupboard.



GARDEN

Initial decking with raised side planter. Pebbled area
with original brick built storage outhouse. Small timber
gate into lawned area with timber fencing to both
sides and stepping stones leading to Garden Office,
Shed/workshop and rear gate with additional decked
area. Outside power. Outside feature lighting around
office. Additional slate border.

GARDEN OFFICE

13' 1" x 8' 5" (3.99m x 2.57m)
An excellent and useful addition. Double glazed sliding
door. Wood effect flooring. Heat exchanger/air
filtration system. Two glazed panels to the roof.
Downlighters. Power, light and internet connected.
Smart lighting and electric heating.

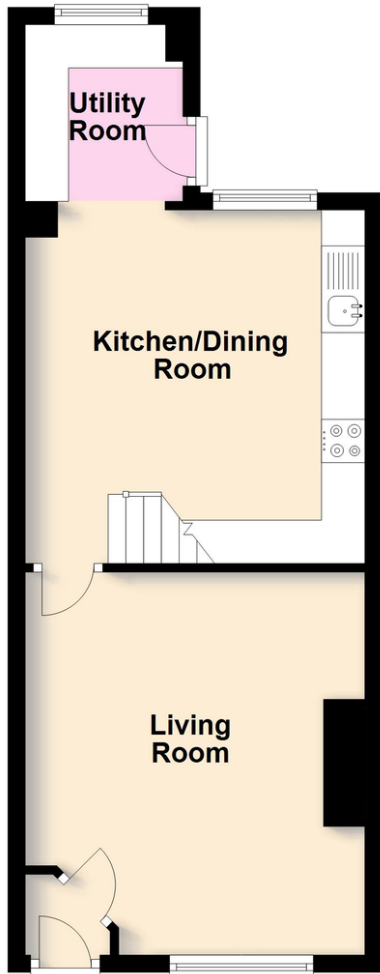
At the back of the office is a secure workshop/shed with
another glazed panel in the roof. Majority shelved.
Power & light connected.
Measuring : 8' 4" x 6' 4"

PARKING

Located at the rear of the property and accessed via
Bridle Road.
Pebbled off road parking directly behind the
office. Electric car charger & power outlets on the
rear of the office.

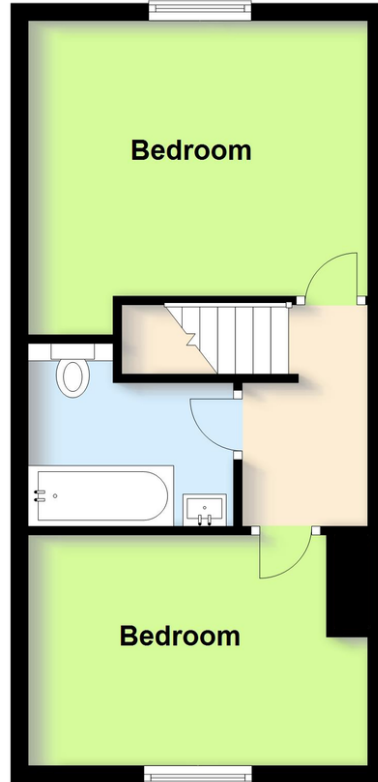
Ground Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		