



EDWARD KNIGHT
ESTATE AGENTS

8 CHESTER STREET, RUGBY, WARWICKSHIRE, CV21 3NU

£175,000





PROPERTY SUMMARY

A charming three-bedroom period terraced home, ideally situated within walking distance of Rugby railway station and the town centre. The well-presented accommodation includes an inviting entrance hall, a comfortable lounge, and a spacious open-plan kitchen/dining area. Upstairs offers three good-sized bedrooms and a stylish four-piece family bathroom. Additional features include gas central heating, uPVC double glazing, a useful cellar, and a low-maintenance rear yard. Energy Rating: D.

ENTRANCE HALL

Enter via a composite panel effect entrance door with obscure double-glazed inserts. Single panel radiator with thermostat control. Housing concealing the electric consumer unit and meter. Wood effect laminate floor. Stairs rising to the first floor. Door to the cellar. Park glazed timber door to the kitchen/dining room. Door into:

LOUNGE

350.52 x 391.16

11' 6" x 12' 10" max into bay (3.51m x 3.91m) uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate floor. Decorative fireplace. TV and cable connections. Coving.

KITCHEN/DINING ROOM

525.78 x 426.72

17' 3" max x 14' min (5.26m x 4.27m) A range of eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer



tap over. Tiling to splash back areas. Double cooker with integrated four ring gas hob and extractor hood over. Space and plumbing for a washing machine. Space for a fridge freezer. Tiled floor to the kitchen area. Wood effect laminate floor to the dining space. A inglenook style fireplace. Dado rail. TV aerial point. Double panel radiator with thermostat control. uPVC double glazed French doors to the rear garden. Double glazed sky light window to the rear aspect. uPVC door with adjoining uPVC double glazed window to the rear yard area.

STAIRS & LANDING

Doors to all further first floor accommodation.

BEDROOM ONE

363.22 x 297.18

11' 11" x 9' 9" (3.63m x 2.97m) uPVC double glazed window to the rear aspect. Double panel radiator.

BEDROOM TWO

391.16 x 297.18

12' 10" x 9' 9" (3.91m x 2.97m) uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

BEDROOM THREE

302.26 x 213.36

9' 11" max x 7' max (3.02m x 2.13m) uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.



FAMILY BATHROOM

337.82 x 215.9

11' 1" x 7' 1" (3.38m x 2.16m) A four-piece white suite comprising: a low level close coupled toilet with, a pedestal ash hand basin, a panelled bath and a shower cubicle with wall mounted electric shower. Tiling to splash back areas. Wood effect laminate floor. Built-in storage cupboard. Built-in cupboard housing combination central heating boiler. Electric shaver socket. Double panel radiator with thermostat control. An obscure uPVC double glazed window to the rear aspect.





FRONT GARDEN

A low maintenance fore garden leading to the front door with a storm porch retained by brick walls.

REAR GARDEN

A small rear yard enclosed by brick walls with a timber gate leading to shared pedestrian access.

COUNCIL TAX

Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		