



EDWARD KNIGHT
ESTATE AGENTS

7 CHURCH COURT, LITTLE CHURCH STREET, RUGBY, WARWICKSHIRE, CV21 3DG

£160,000





PROPERTY SUMMARY

A rare opportunity to purchase a modern one-bedroom house in a secluded location in the heart of Rugby town centre. The property is situated in a small development and offers the following accommodation finished to a high standard: entrance porch, open plan lounge/kitchen with appliances, bedroom and bathroom. Further benefits include modern panel heaters, uPVC double glazing and off-road parking.

Entrance Porch

Enter via a part double glazed uPVC door with further uPVC double glazed windows to the front and side. Tiled floor. uPVC double glazed door to:

Open Plan Lounge/Kitchen

20' 6" x 11' 8" (6.25m x 3.56m) With uPVC double glazed windows to the front, side and rear aspects. Wall mounted electric panel heater. Electric consumer unit. Recessed ceiling spotlights. TV aerial point. Wood effect laminate floor. Smoke alarm. A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel double electric oven, four ring black ceramic hob and chimney extractor hood. Integrated fridge, freezer and washing machine. Extractor fan. Understairs airing cupboard. Stairs rising to:



Stairs & Landing

With a uPVC double glazed window to the rear aspect. Ceiling mounted smoke alarm. Recessed ceiling spotlights. Door to:

Bedroom

11' 8" max x 12' 5" max under eaves (3.56m max x 3.78m under eaves) Two double glazed Velux windows to the front aspect. Electric panel heater. Two under eaves storage cupboards. TV aerial point. Recessed ceiling spotlights. Loft hatch.

Bathroom

With a white suite comprising: pedestal wash hand basin, low level close coupled toilet and panelled bath with mixer tap and combi shower unit over. Tiled walls and floor. Ceiling extractor fan. Wall mounted extractor fan. Electric shaving light. Heater towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

Outside & Parking

Small block paved yard to the front with brick wall to the perimeter. One allocated parking space.

Council Tax

Band A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		