



Windsor Street
RUGBY
Guide Price £220,000

Osborne
Sargent

An extended and spacious 2 bedroomed Victorian house ideally located for access to Rugby town centre and the train station. Lounge/diner, extended kitchen/breakfast room, 1st floor bathroom, PVCu double glazing, gas rad heating, cellar and enclosed rear garden. NO CHAIN



25 Windsor Street, RUGBY, Warwickshire CV21 3NZ

An extended and spacious 2 bedroomed Victorian property ideally located for Rugby town centre & Rugby train station and close to an excellent range of local amenities. An ideal first time purchase or buy to let property in fact the current tenants would love to stop if a landlord was interested. Accommodation in brief comprises: Hall, lounge/diner, fitted kitchen, cellar, 2 double bedrooms and family bathroom. Other benefits include PVCu double glazing, gas fired radiator heating, enclosed rear garden and NO CHAIN.

Hall

0.92m x 4.04m (3' 0" x 13' 3") Double glazed front door, double radiator, original tiled flooring, coving to ceiling, door to:

Lounge

3.19m x 3.63m (10' 6" x 11' 11") PVCu bay window to front, feature fireplace (gas disconnected), radiator, coving to ceiling and ceiling rose.

Dining room

3.29m x 3.61m (10' 10" x 11' 10") PVCu double glazed window to rear, radiator, door to:

Kitchen/breakfast room

2.71m x 5.67m (8' 11" x 18' 7") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to side, PVCu double glazed window to rear, radiator, ceramic tiled flooring, PVCu double frosted door to garden, door to:

Cellar

Main room is 4.25m n to 3.65m x 3.21m (13' 11" x 10' 6") Blue brick stairs down, split into 3 rooms, lobby area, storage room and main room with electric radiator and window at front

Landing

1.51m x 3.64m (4' 11" x 11' 11") Built in storage cupboard, smoke detector, access to loft, doors to:

Main bedroom

3.62m x 4.67m (11' 11" x 15' 4") PVCu double glazed window to front, chimney breast and radiator.

Bedroom 2

3.03m x 3.63m (9' 11" x 11' 11") PVCu double glazed window to rear, chimney breast and radiator.

Bathroom

2.72m x 3.59m (8' 11" x 11' 9") Fitted with three-piece suite comprising panelled bath with separate shower over and folding glass screen, pedestal wash hand basin and low-level WC, part ceramic tiled walls, PVCu frosted double glazed window to rear, chimney breast, Fitted cupboard housing gas combination boiler, radiator and recessed ceiling spotlights.

Outside

Low maintenance enclosed front garden, pedestrian access alley with "Alleygater" leading to enclosed rear garden, mainly laid to lawn with paved patio.

Our services

As part of our services, we are happy to recommend one of our partner companies to provide mortgage/financial advice and conveyancing quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Tel: 07973 576554



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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