



Oxford Street
RUGBY
£230,000

Osborne
Sargent

A well presented and sympathetically modernised 2 bedroomed End Terrace Victorian house ideally located for Rugby town centre and Rugby train station. 2 reception rooms, re-fitted kitchen, upstairs bathroom, rear vehicular access, enclosed rear garden, Must Be Viewed !



119 Oxford Street, RUGBY, Warwickshire CV21 3LZ

A well presented and sympathetically improved Victorian end terraced property ideally located for Rugby town centre and Rugby train station and close to an excellent range of local amenities. Accommodation in brief comprises: Hall, lounge, dining room and re-fitted kitchen to the ground floor. Upstairs are 2 well proportioned bedrooms with built in storage and a re-fitted bathroom with roll top bath and separate shower cubicle. Other benefits include PVCu double glazing, gas fired radiator heating, period features, fully insulated loft, enclosed rear garden and rear vehicular access. This property must be viewed to fully appreciate all that it affords.

Hall

0.86m x 3.76m (2' 10" x 12' 4") Radiator, exposed wooden flooring, coving to ceiling, smoke detector, stairs, doors to:

Lounge

2.92m x 3.57m (9' 7" x 11' 9") PVCu double glazed window to front, feature period fireplace, fitted storage cupboard, radiator, coving to ceiling and TV point.

Dining Room

3.57m x 3.68m (11' 9" x 12' 1") PVCu double glazed window to rear, feature period fireplace, radiator, exposed varnished wooden flooring, coving to ceiling, door to:

Kitchen

2.12m x 4.02m (6' 11" x 13' 2") Re-fitted with a matching range of base units with wooden worktop space over, ceramic sink unit with single drainer, mixer tap, filtered water tap, ceramic tiled splashbacks, plumbing for washing machine, space for fridge and 8 ring range gas/electric cooker. PVCu double glazed window to side, PVCu double glazed window to rear, ceramic tiled flooring with electric under floor heating, recessed ceiling spotlights, recently replaced PVCu double glazed door to garden. Door to understairs cupboard housing gas combination boiler, space/vent for tumble dryer and freezer, ceramic tiled flooring.

Landing

1.38m x 3.59m (4' 6" x 11' 9") Radiator, exposed painted wooden flooring, access to fully insulated loft, doors to:

Main bedroom

2.92m x 3.88m (9' 7" x 12' 9") PVCu double glazed window to front, feature period fireplace, two fitted single wardrobes, radiator, painted exposed wooden flooring,

Bedroom 2

2.45m plus wardrobes x 3.60m (8' 0" x 11' 10") PVCu double glazed window to rear, feature period fireplace, 2 fitted double wardrobes, radiator, exposed painted wooden flooring.

Bathroom

2.15m x 2.71m (7' 1" x 8' 11") Re-fitted with four-piece suite comprising roll top bath with period style taps, pedestal wash hand basin, tiled shower cubicle with electric shower and low-level WC, tiled splashbacks, PVCu obscure double glazed window to rear, column radiator and ceramic tiled flooring.

Outside

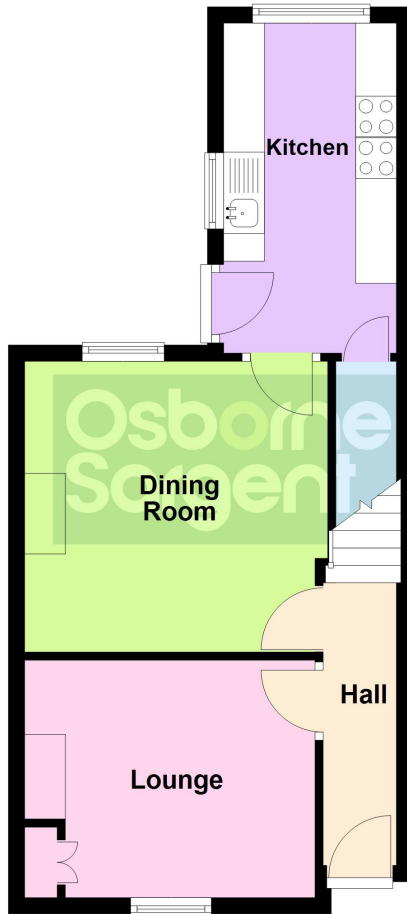
Low maintenance front garden with blue brick and red brick paving, wrought iron railings and gate. Enclosed rear garden with rear vehicular access (potential for off road parking if needed) mainly laid to lawn with well stocked borders, enclosed and paved courtyard and further paved BBQ/seating area to rear. Hardstanding for shed.



Tel: 07973 576554

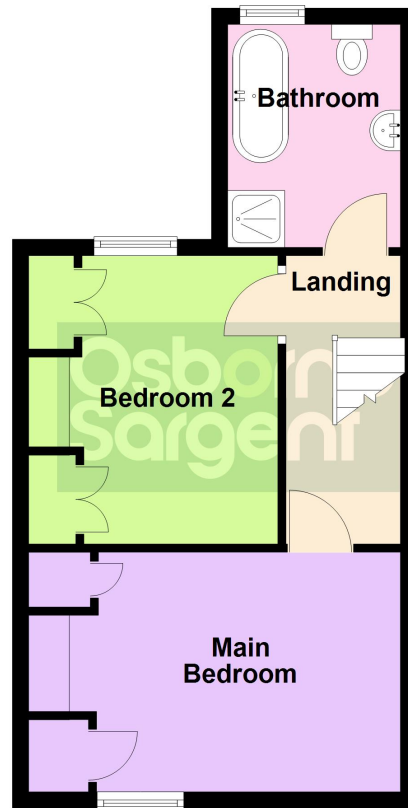
Ground Floor

Approx. 38.5 sq. metres

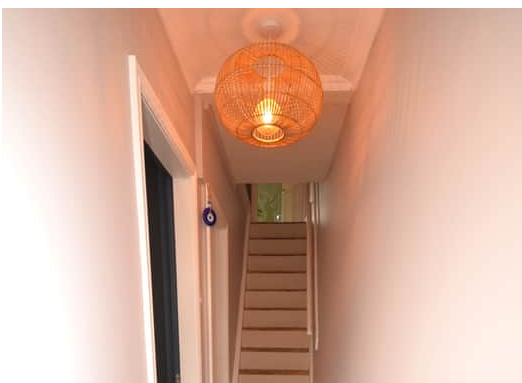


First Floor

Approx. 36.1 sq. metres



Total area: approx. 74.6 sq. metres





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