



Izod Road, Rugby, CV21 2JY



GUILD HOUSE
Estate Agents



Guild House estate agents are pleased to offer for sale this modern two bedroom end terrace property. Ideally located within easy walking distance of Rugby train station and Rugby town centre as well as being ideally positioned for easy access to Junction One and Elliots Field offering some superb retail outlets and leisure facilities including restaurants, Nuffield Health club and a cinema. All major networks are within a 10 minute drive.

This gorgeous 'starter home' has been beautifully maintained and updated by the current owner to provide spacious and stylish living throughout. In brief the accommodation comprises: entrance hallway, , well proportioned living room with under stairs storage cupboard, cloakroom/w.c, fantastic refitted kitchen/diner fitted with a comprehensive range of contemporary high gloss units incorporating integrated fridge/freezer, dishwasher, freestanding washing machine, built in oven, combi/microwave oven, gas hob and extractor.

To the first floor is there are two generous double bedrooms and a fantastic refitted family bathroom. The property further benefits from new flooring and modern solid oak internal doors throughout as well as benefiting from upvc double glazing and gas central heating.

Externally the enclosed rear garden is larger than average for the age of the property and offers a huge amount of privacy . Landscaped to provide a low maintenance outdoor space, with patio area, decked seating area and secure side gate. To the side of the property there is allocated parking whilst the front garden offers an opportunity to create more off road parking if required.

Internal viewing highly recommended. NO ONWARD CHAIN.

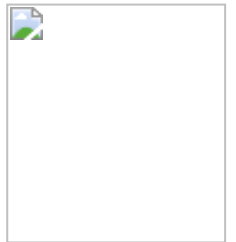
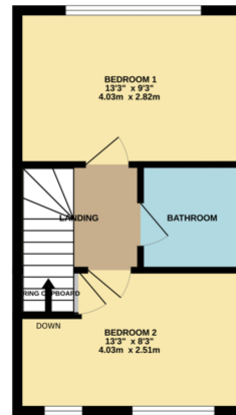
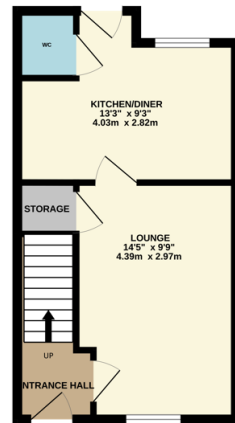


- MODERN END TERRACE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- REFITTED KITCHEN/DINER
- REFITTED BATHROOM
- GROUND FLOOR W.C.
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GOOD SIZED REAR GARDEN
- OFF ROAD PARKING
- EPC RATING - C
- WALKING DISTANCE OF RUGBY TOWN CENTRE & TRAIN STATION
- NO ONWARD CHAIN



GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.


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