



Earl Street
RUGBY
£210,000

Rose &
Sargent

A beautifully presented and extended 2 bedroomed terraced house situated in Rugby town centre and offered with no onward chain. An ideal first time purchase or investment, this property is well located for access to Rugby train station and the surrounding local amenities.



6 Earl Street, RUGBY, Warwickshire CV21 3SS

A beautifully presented and extended 2 bedroomed Victorian terraced property ideally located for access to Rugby town centre and Rugby train station. An ideal first time purchase or investment property offered with NO CHAIN. Accommodation in brief comprises: Open plan kitchen/living/dining room, 2 bedrooms and upstairs bathroom. Other benefits include cast iron woodburner, PVCu double glazing, gas combination boiler, integrated appliances and enclosed rear garden. Early inspection is recommended to avoid disappointment.

Kitchen/living/dining room

10' 3" x 29' 5" (3.12m x 8.97m) Double opaque glazed composite front entrance door, PVCu double glazed window to front, feature fireplace with tiled hearth and cast-iron wood burner, fitted storage cupboard, single radiator with radiator cover, architectural vertical radiator, laminate flooring, telephone point, TV point, under stairs storage cupboard and stairs up. Kitchen area fitted with a matching range of modern base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, ceramic tiled splashbacks, built-in fridge/freezer, dishwasher and washing machine, built-in range cooker with extractor hood over, 2 sealed unit double glazed Velux windows to rear, recessed ceiling spotlights, smoke alarm, timber double glazed bi-fold doors to garden.

Landing

With smoke detector, access to loft, doors to:

Main bedroom

8' 1" x 12' 7" (2.46m x 3.84m) PVCu double glazed window to front, chimney breast with open hanging area to left, further fitted wardrobe, radiator, painted floorboards.

Bedroom 2

5' 9" x 9' 10" (1.75m x 3.00m) PVCu double glazed window to rear, laminate flooring, fitted over stairs wardrobe and radiator.

Bathroom

5' 3" x 5' 8" (1.60m x 1.73m) Fitted with three-piece suite comprising panelled "P" bath with separate shower over and folding glass screen, wash hand basin with storage cupboard under and low-level WC with hidden cistern, ceramic tiling to all walls, extractor fan, vinyl flooring, recessed ceiling spotlights, storage cupboard housing wall mounted gas combination boiler.

Outside

Enclosed low maintenance rear garden with paved patio area and Astro turf. Shared pedestrian access to front.

Viewing

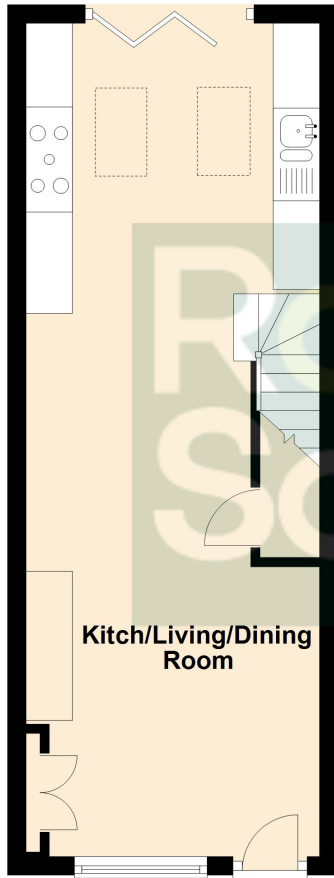
Strictly by appointment.

Our services

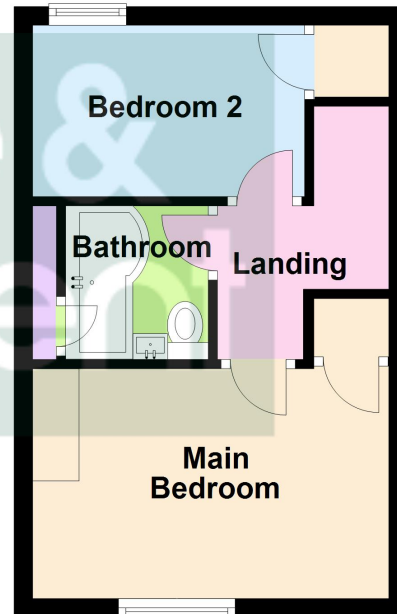
As part of our service, we are happy to provide mortgage/financial advice, conveyancing quotes and landlord insurance quotes for our customers. If you are interested in any of these services, please ask one of the team for a quote or appointment.



Ground Floor



First Floor



Floor plans are for illustration only and should only be used as a guide.
Plan produced using PlanUp.





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