



1 bed terraced house to buy in

Bath Street,, Rugby, Warwickshire, CV21
3JG

£96,000 Starting Bid

 x1  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ ONE BEDROOM END OF MEWS
- ✓ OPEN PLAN KITCHEN, RECEPTION
- ✓ GAS CENTRAL HEATED AND DOUBLE GLAZED THROUGHOUT
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Description

Pattinson Auction are delighted to bring to the market this one bedroom end of mews, ideal for first time buyers or as an investment. Ideally located within close proximity of Rugby town centre and Rugby train station. This home is gas centrally heated, double glazed throughout and in brief comprises of an open plan reception/kitchen with stairs leading to the first floor. A pleasant shower room and double bedroom with a built-in cupboard. Allocated parking is available along with a low maintenance gardens to the front.

Open Plan Kitchen/Reception - 2.91 x 4.96 (9'6" x 16'3") - Entrance through timber stained front door with double glazed obscure glass panes, laminated flooring, timber stained double glazed window to front aspect, double radiator, spot lights to ceiling, alarm keypad, consumer unit, security sensor along with the kitchen to include a range of wall and base units with single sink and drainer, stainless steel chimney hood extractor, Newhome electric oven, four ring gas hob and space for a washing machine and under counter fridge and freezer.

Stairs/Landing - 0.90 x 1.19 (2'11" x 3'10") - Wall to wall fitted carpet, hand rail, spot lights to ceiling, thermostat, security sensor and Velux window to top of landing.

Shower Room - 1.08 x 1.88 (3'6" x 6'2") - Velux window, vinyl flooring, single radiator, electric shaving socket, Addvent extractor fan, spot lights to ceiling, vanity sink unit and bowl with mixer taps, low flush W/C and a shower enclosure with thermostat controlled shower.

Bedroom - 2.92 x 3.03 (9'6" x 9'11") - Timber stained double glazed window to front aspect, wall to wall fitted carpet, double radiator, loft hatch and frame, spot lights to ceiling along with overhead bulk storage housing the combi-boiler.

Garden - Laid with grass to the front with fencing and several shrubs with a concrete path leading to the property.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £96,000

Property Type: Terraced House

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

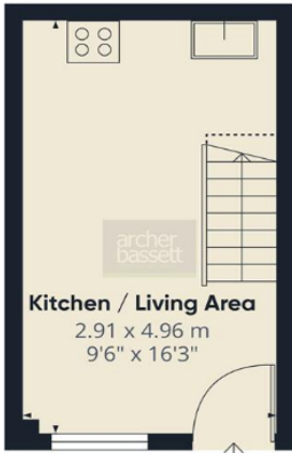
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

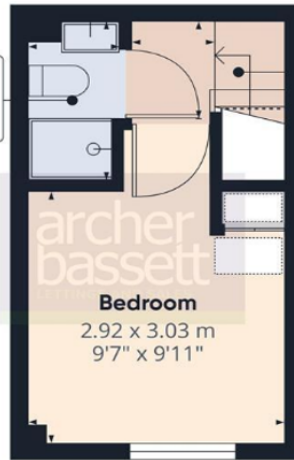
Broadband: Cable

Mobile signal coverage: Good



Ground Floor

Shower Room
1.08 x 1.88 m
3'6" x 6'1"



Floor 1

Landing
0.90 x 1.19 m
2'11" x 3'10"

Approximate total area⁽¹⁾

26.4 m²
283 ft²

Reduced headroom

1.1 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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