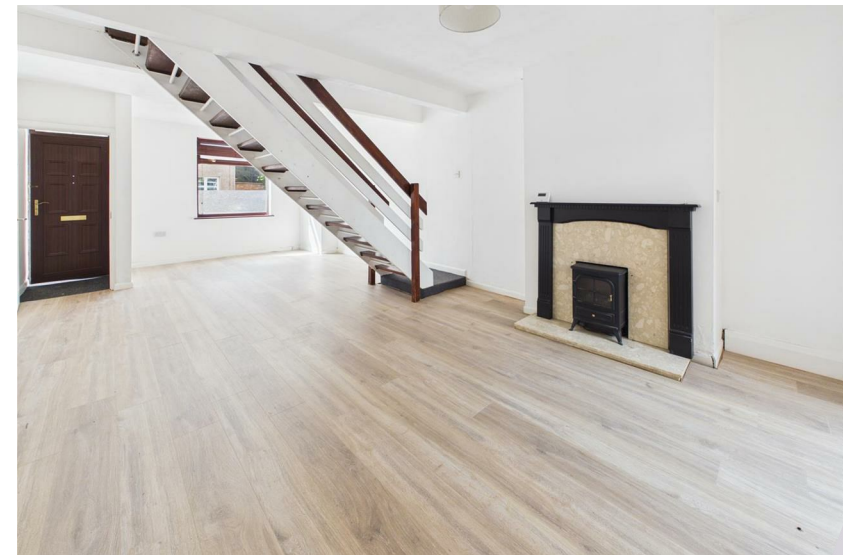




Jubilee Street, Rugby

3 Bedroom House - End Terrace

£165,000



FOR SALE

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Three-bedroom end of terrace home built in 1910, the property boasts a generous 936 square feet of living space. As you enter, you are welcomed by an open plan lounge and dining room, which features a lovely fireplace that adds a touch of warmth and character to the space, there is a fitted kitchen, complete with matching units and a ground floor bathroom with electric shower over the bath. The first floor comprises three well-proportioned bedrooms. Outside, the rear garden presents a lovely retreat, complete with a shed for additional storage.

Situated within walking distance of Rugby town centre and the train station, this home offers excellent transport links and easy access to local amenities. Whether you are commuting to work or exploring the vibrant town, this location is both practical and appealing.

Entrance

1.03 x 0.85 (3'4" x 2'9")

UPVC double glazed entrance door leading to open plan lounge/dining area.

Lounge/Dining Room

7.97 x 4.16 (26'1" x 13'7")

UPVC double glazed window, hardwood double doors leading to rear garden, radiator, feature fireplace with electric fire, built-in cupboard housing consumer unit and gas/electric meters, stairs rising to first floor and laminate flooring.

Kitchen

3.30 x 2.18 (10'9" x 7'1")

UPVC double glazed window, range of fitted wall and base mounted units, freestanding electric oven and wall mounted stainless steel extractor, Vaillant boiler, stainless steel one and a half bowl sink unit with mixer tap, tiled floor and door leading to ground floor bathroom.

Bathroom

1.94 x 2.14 (6'4" x 7'0")

UPVC double glazed window, white suite comprising of panelled bath with Triton T80 electric shower over, low flush w.c., wash hand basin, heated towel rail and tiled flooring.

Landing & Stairs

4.39 x 0.85 (14'4" x 2'9")

Stairs rising from open plan lounge/dining room leading to landing which is carpeted.

Bedroom One

3.48 x 4.15 (11'5" x 13'7")

UPVC double glazed window, radiator and carpeted.

Bedroom Two

3.48 x 3.20 (11'5" x 10'5")

UPVC double glazed window, radiator, carpeted and built-in storage cupboard over the stairs.

Bedroom Three

3.31 x 2.20 (10'10" x 7'2")

UPVC double glazed window, radiator and carpeted.

Rear Garden

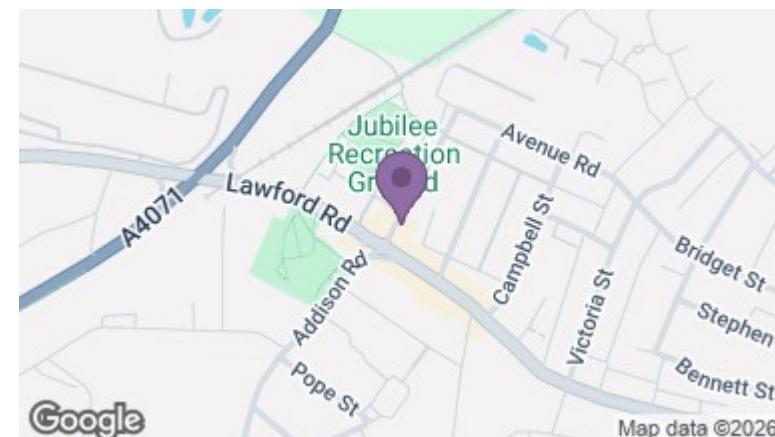
Steps leading to patio area with some shrubs to borders and shed.

Tenure - Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly via the agent Archer Bassett.



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

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Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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