



Stourhead Road,
Offers Over £115,000

complete 
ESTATE AGENTS

Stourhead Road, , Rugby

****INVESTORS - TENANTS IN SITU**** Complete Estate Agents are delighted to offer this well presented ground floor apartment in a sought after residential location, within easy access of local amenities, schooling and major road and rail networks. Accommodation comprises lounge, kitchen, two bedrooms, en-suite shower room to master bedroom, family bathroom and allocated parking. Fantastic investment opportunity as this property is being sold with TENANTS IN SITU.

Entrance Hall

Porch area, radiator, storage cupboard, doors leading to

Kitchen 9'6" x 9'4" (2.9m x 2.86m)

A range of wall, drawer and base units with work surface, cupboard housing boiler, four ring gas hob, electric oven, space and plumbing for washing machine, stainless steel sink with drainer, UPVC double glazed window.

Bathroom

Low level W.C, panel bath with overhead shower, pedestal hand wash basin, radiator, UPVC double glazed frosted window.



Bedroom One 13'5" (into door) x 10'9" (4.1m (into door) x 3.28)

UPVC double glazed window, radiator, door leading to En-suite

En-suite

Low level W.C, pedestal hand wash basin, single cubicle electric shower, radiator.

Lounge Diner 13'5" x 15'2" (4.1m x 4.63m)

Two UPVC double glazed windows, radiator.

Bedroom Two 8'10" x 13'1" (2.7m x 4.0m)

UPVC double glazed window, radiator.

Parking

One allocated parking space.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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