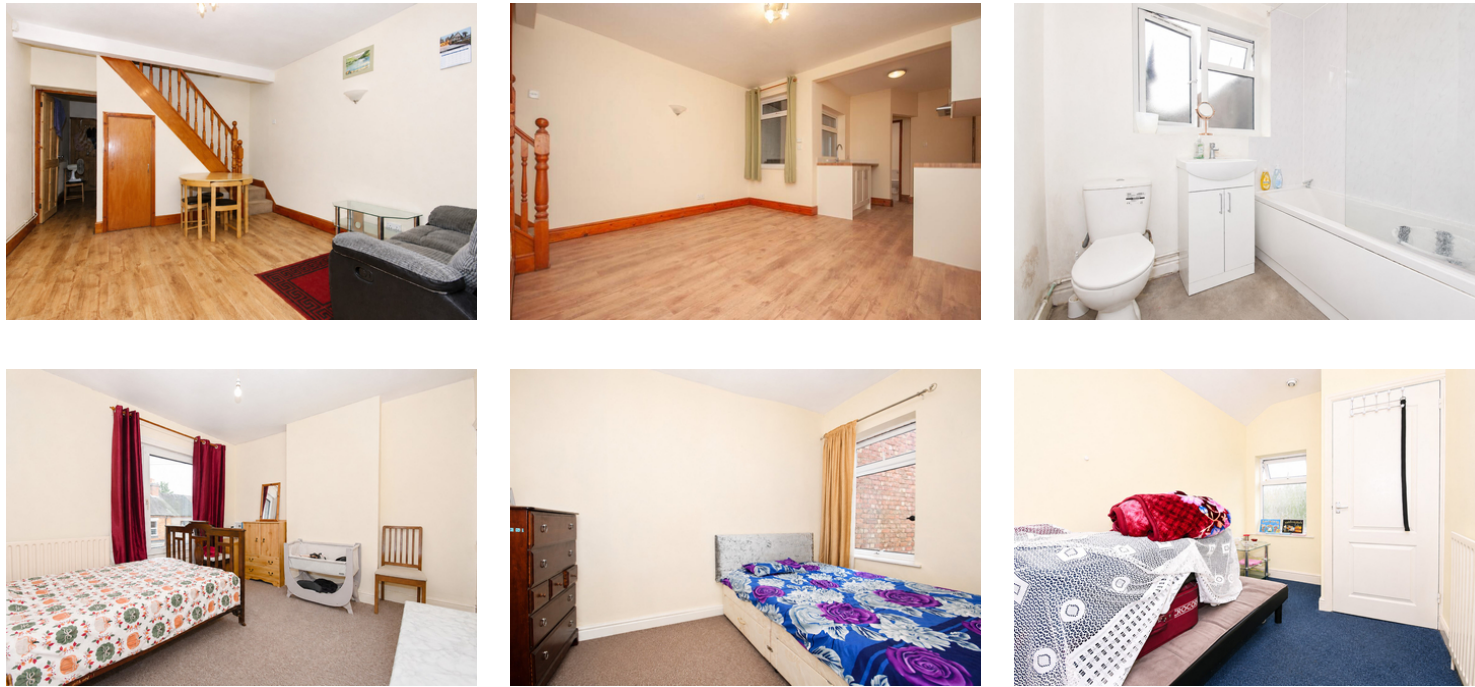




70 WINFIELD STREET

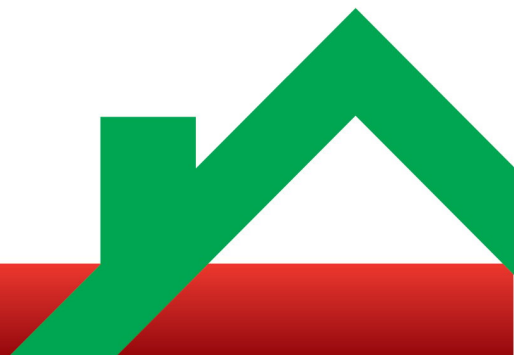
Guide Price £185,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3SH



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this traditional three bedroom mid terraced property conveniently located for Rugby town centre and railway station. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

Rugby town centre offers a range of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is also excellent local schooling for all ages.

Rugby railway station operates a regular mainline intercity service to Birmingham New Street and London Euston in under an hour. There is also easy commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks making the location ideal for those wishing to commute.

The accommodation is set over two floors and in brief, comprises of an entrance hall with door through to a lounge with a bay window and brick built feature fireplace with inset gas fire with a door through to the open plan kitchen/dining room. The dining area has stairs rising to the first floor landing and a useful under stairs storage cupboard. The kitchen area has space and plumbing for appliance with a door to the Upvc double glazed lean to giving access to the rear garden. There is a further door off the kitchen, giving access to the ground floor family bathroom fitted with three piece white suite to include a panelled bath with shower and screen over, vanity unit with inset wash hand basin, low level w.c. and heated towel rail.

To the first floor, the landing has doors off to three well-proportioned bedrooms with bedroom three having a cupboard housing the Baxi combination central heating boiler.

The property benefits from Upvc double glazing and gas fired central heating to radiators.

Externally, to the front is a fore garden enclosed by a low level brick wall and has steps up to the front entrance door. The rear garden is of low maintenance with a patio area to the immediate rear, decorative stone chipping areas and a timber garden shed. Access to the frontage is share with one neighbouring property.

Early viewing is highly recommended to avoid disappointment and the property is being offered for sale with no onward chain.

AGENTS NOTES

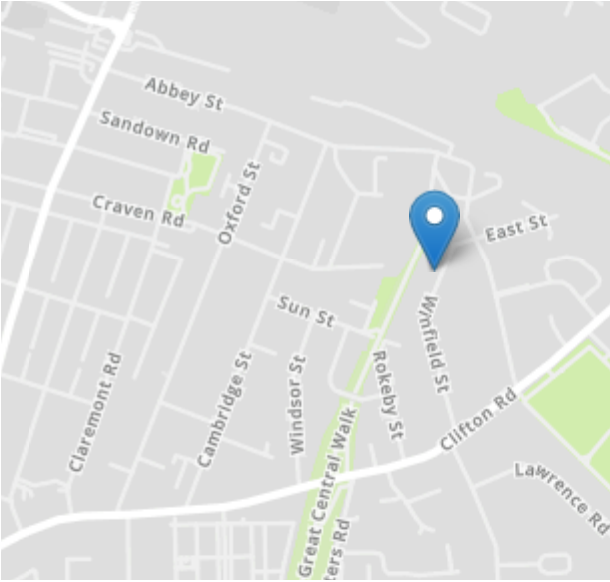
Council Tax Band 'A'.
What3Words: ///motion.stove.foam

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- A Traditional Three Bedroom Mid Terraced Property
- Conveniently Located for Rugby town Centre and Railway Station
- Lounge with Feature Brick Built Fireplace and Inset Gas Fire
- Open Plan Kitchen/Dining Room, Upvc Lean To
- Ground Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Low Maintenance Enclosed Rear Garden
- Early Viewing is Highly Recommended, No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

ROOM DIMENSIONS

Ground Floor
Entrance Hall
3' 3" x 2' 0" (0.99m x 0.61m)
Lounge
14' 9" into bay window x 11' 11" (4.50m into bay window x 3.63m)
Open Plan Kitchen/Dining Room
Dining Area: 14' 0" including staircase x 11' 10" (4.27m including staircase x 3.61m)
Kitchen Area: 10' 11" x 6' 10" (3.33m x 2.08m)
Lean To
13' 10" x 4' 11" (4.22m x 1.50m)

Ground Floor Family Bathroom
6' 11" x 5' 10" (2.11m x 1.78m)
First Floor
Landing
11' 0" x 3' 6" (3.35m x 1.07m)
Bedroom One
11' 11" x 11' 0" (3.63m x 3.35m)
Bedroom Two
11' 0" x 7' 11" (3.35m x 2.41m)
Bedroom Three
9' 4" x 6' 10" (2.84m x 2.08m)

FLOOR PLAN



IMPORTANT INFORMATION
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property.