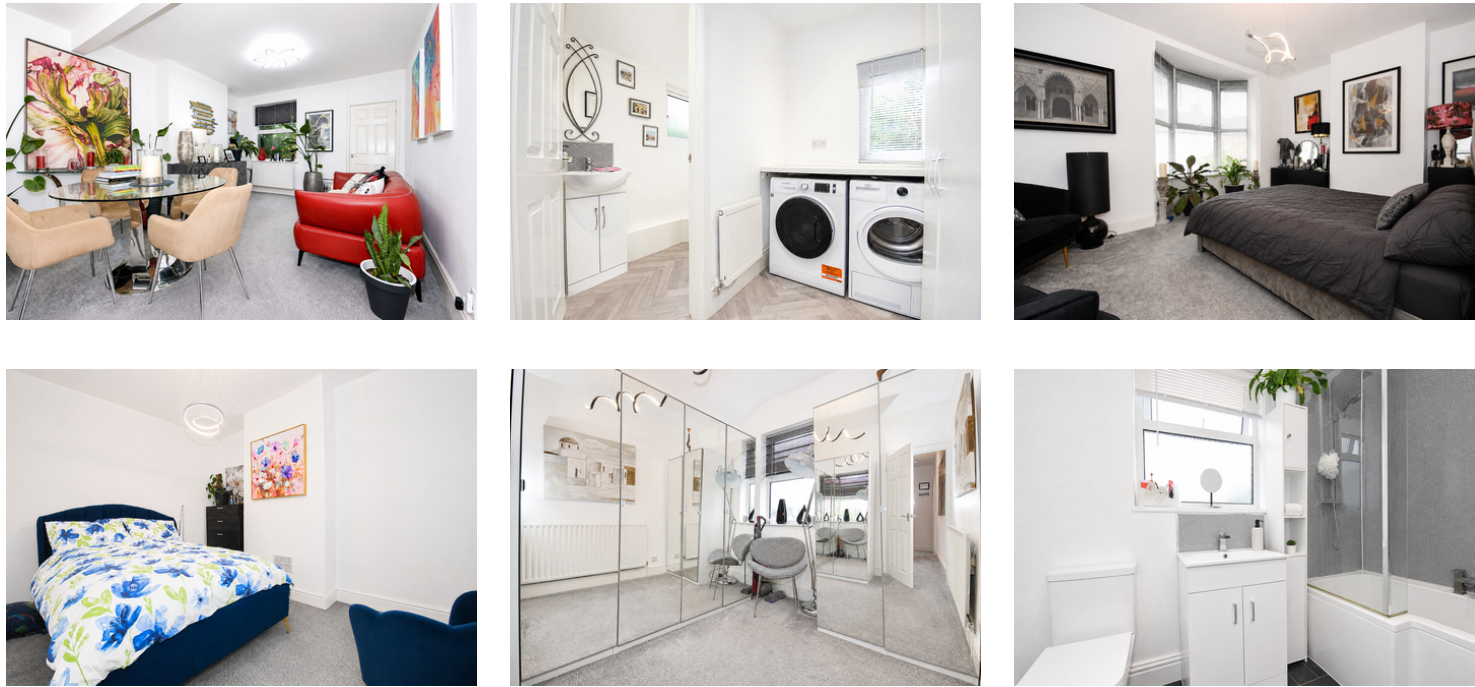




1 KIMBERLEY ROAD

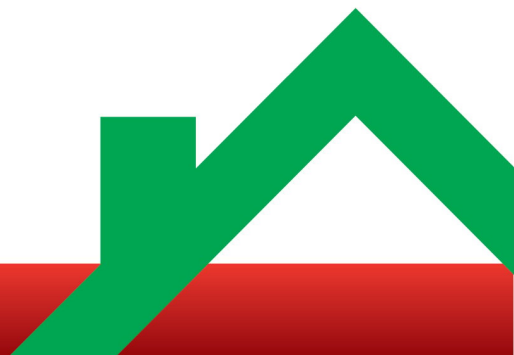
Offers Over £260,000 Freehold

RUGBY
WARWICKSHIRE
CV21 2SU



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 well presented three bedroom end of terraced property which is 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. Included in the sale are all fixtures, fittings, appliances and furniture.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets and public houses and there is 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 stairs rising to the first floor landing and doors off to a spacious open plan lounge/dining room which has a bay window. The kitchen/breakfast room has a four ring gas hob with oven beneath and extractor over; integrated fridge/freezer and separate utility room with space for a tumble dryer and plumbing for an automatic washing machine. There is a ground floor cloakroom/w.c. fitted with a white suite.

To the first floor; the landing gives access to the master bedroom with a bay window and two further well-proportioned bedrooms, with bedroom three having mirrored wardrobes. Bedrooms are serviced by the family bathroom which is fitted with a three piece white suite to include a L-shaped bath with shower and screen over; vanity unit with inset wash hand basin, low level w.c. and has ceiling spotlights.

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

Externally, to the front is a gated fore garden enclosed by a low level brick wall with side pedestrian access to the rear. The enclosed rear garden enjoys a private aspect and is of low maintenance with various shrubs and trees with a seating area.

Early viewing is highly recommended to avoid disappointment.

Gross Internal Area: approx. 105 m² (1130 ft²).

AGENTS NOTES

Council Tax Band 'B'.
What3Words: ///mint.gets.started
Sale includes all fixtures, fittings, appliances and furniture.

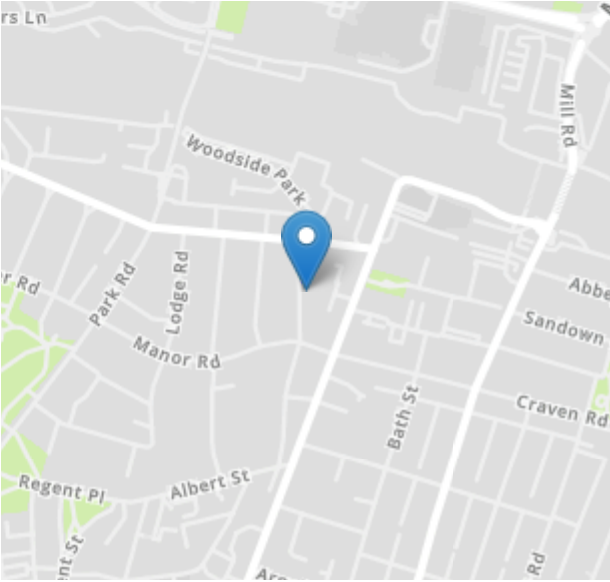
MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.

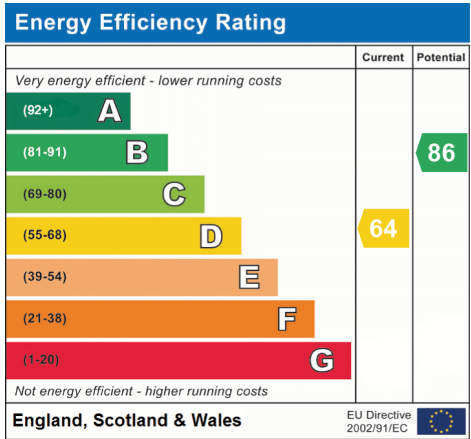
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Well Presented Three Bedroom End of Terraced Property Conveniently Located for Rugby Town Centre and Railway Station**
- **Sale Includes All Fixtures/Fittings/Appliances/Furniture**
- **Open Plan Lounge/Dining Room with Bay Window**
- **Kitchen/Breakfast Room with Integrated Appliances and Separate Utility Room**
- **Ground Floor Cloakroom/W.C. and First Floor Family Bathroom**
- **Upvc Double Glazing and Gas Fired Central Heating to Radiators**
- **Low Maintenance Rear Garden**
- **Early Viewing is Highly Recommended to Avoid Disappointment**



ENERGY PERFORMANCE CERTIFICATE



ROOM DIMENSIONS

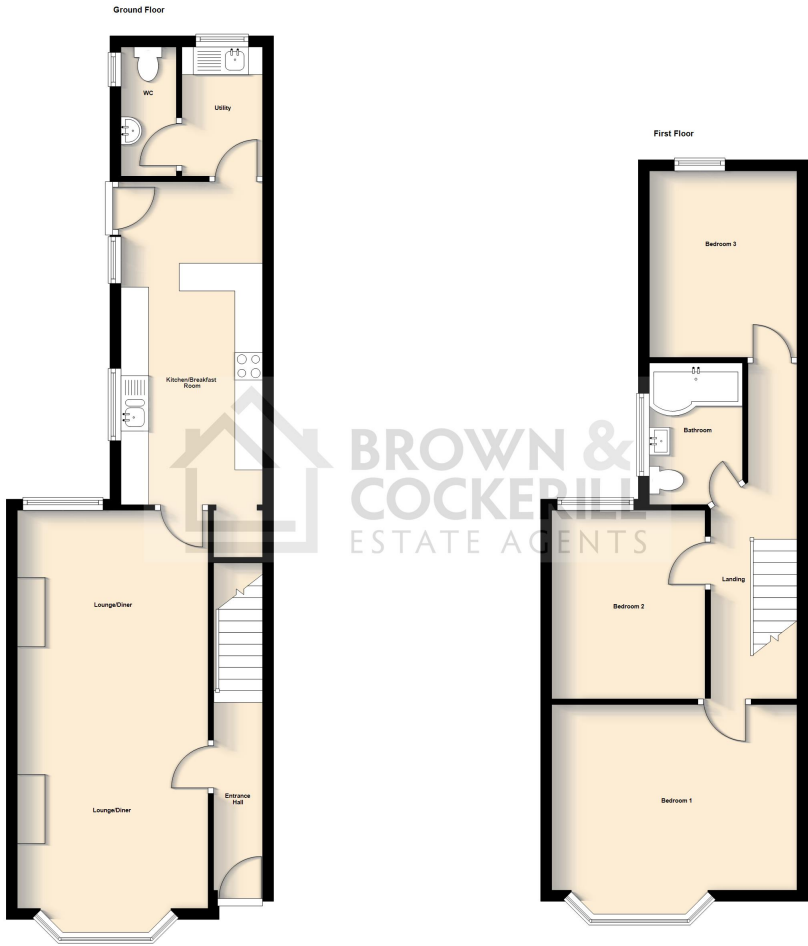
Ground Floor

Entrance Hall
9' 4" x 2' 9" (2.84m x 0.84m)
Open Plan Lounge/Dining Room
26' 1" into bay window x 11' 11" (7.95m into bay window x 3.63m)
Kitchen/Breakfast Room
19' 2" x 8' 6" (5.84m x 2.59m)
Utility Room
7' 8" x 4' 9" (2.34m x 1.45m)
Ground Floor Cloakroom/W.C.
7' 3" x 3' 7" (2.21m x 1.09m)

First Floor

Landing
20' 10" x 4' 11" (6.35m x 1.50m)
Bedroom One
15' 2" x 13' 8" into bay window (4.62m x 4.17m into bay window)
Bedroom Two
12' 0" x 9' 11" (3.66m x 3.02m)
Bedroom Three
10' 5" x 8' 6" (3.17m x 2.59m)
Family Bathroom
8' 4" x 5' 7" (2.54m x 1.70m)

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.