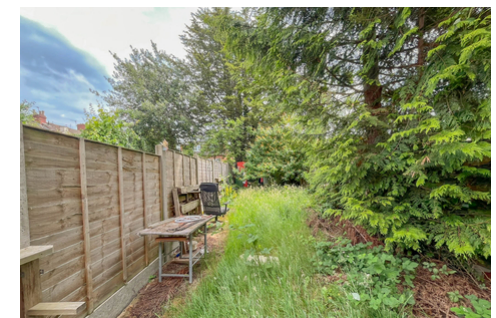
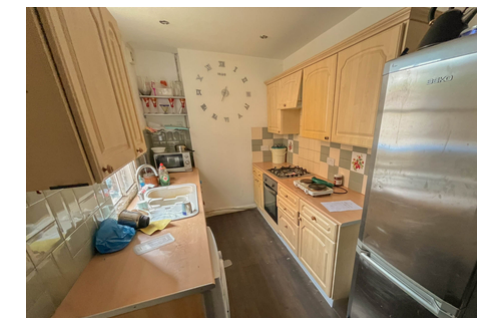
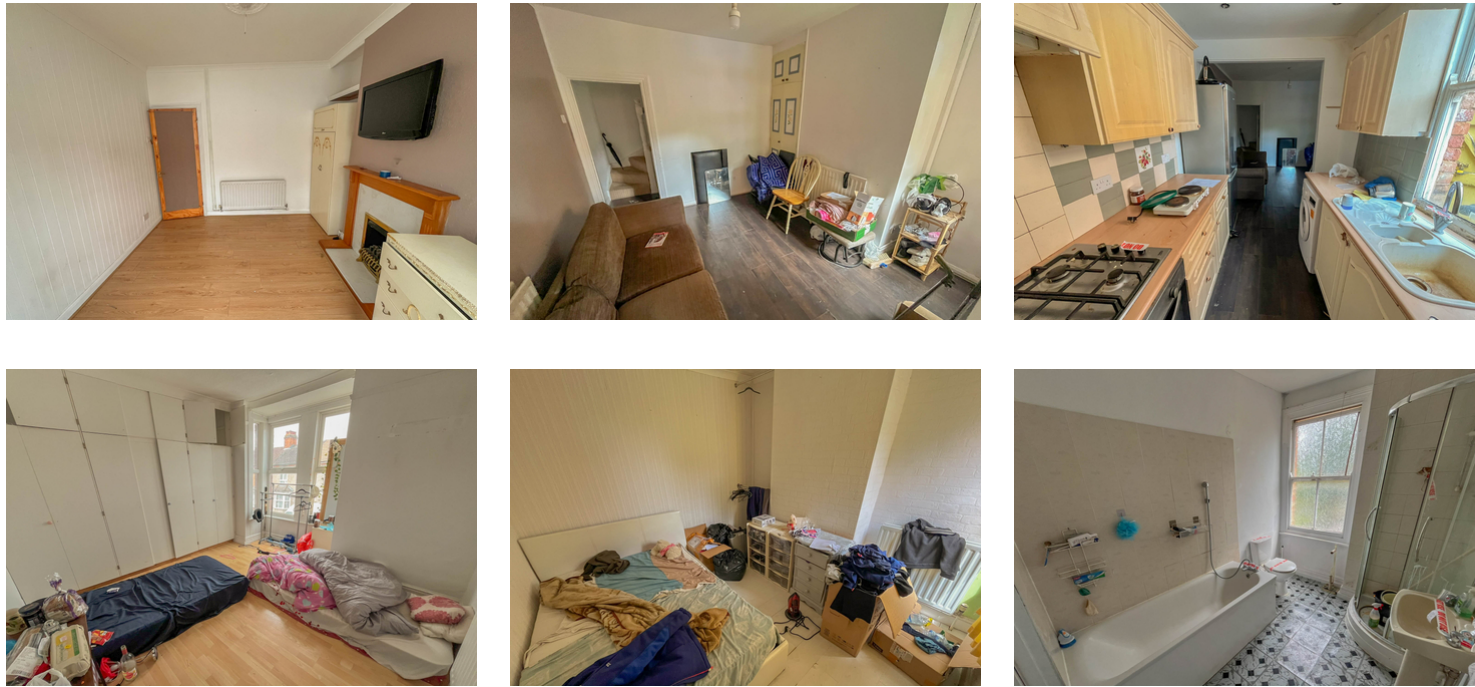




40 CAMPBELL STREET

£160,000 Freehold

NEW BILTON  
RUGBY  
WARWICKSHIRE  
CV21 2HY



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 two bedroom mid terraced property situated in the popular residential location of New Bilton, Rugby. The property is of standard brick built construction with a tiled roof and benefits from all mains services being connected.

There are a range of amenities available within the immediate area to include shops, hot food takeaway outlets, public house, recreational park, churches of several denominations and local schooling for all ages. Rugby town centre is within walking distance and offers a more comprehensive range of shops and stores, supermarket, library, bars and cafes and a good choice of restaurants.

Rugby railway station operates a regular intercity mainline service to Birmingham New Street and London Euston in under an hour. The property is also conveniently situated for access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The accommodation is set over two floors and in brief, the property is accessible from an entrance door located in the alleyway, to the side of the property. The entrance hall has stairs rising to the first floor landing and doors off to the lounge with a box bay window and fireplace with inset gas fire and separate dining room with a door to the rear garden and has through fare into the kitchen. The kitchen has a built in hob with oven beneath and extractor over with space and plumbing for appliances.

To the first floor, the L-shaped landing gives access to the master bedroom with a box bay window and built in wardrobes. There is a further well-proportioned bedroom. Bedrooms are serviced by the part tiled family bathroom which has a large cupboard housing the gas fired central heating boiler and is fitted with a four piece white suite to include a panelled bath with shower attachment, separate corner shower cubicle, pedestal wash hand basin and low level w.c.

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. The enclosed rear garden requires some cultivation and is predominantly laid to lawn with a small patio area to the immediate rear. The alleyway to the side gives access to the frontage and rear garden as is shared with the neighbouring property.

Early viewing is highly recommended and the property is being offered for sale with vacant possession and no onward chain.

Gross Internal Area: approx. 72 m² (775 ft²).

AGENTS NOTES

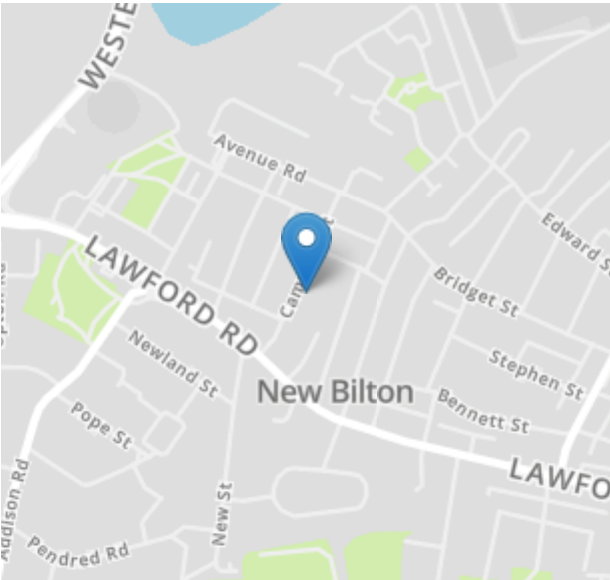
Council Tax Band 'A'  
What3Words: ///dining.repay.list

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 Two Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge with Box Bay Window and Fireplace, Separate Dining Room
- Kitchen with Oven and Hob
- First Floor Family Bathroom with Four Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Rear Garden in Need of Some Cultivation
- Early Viewing is Highly Recommended, Vacant Possession and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+)                                       | 59      | 85        |
| 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, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

ROOM DIMENSIONS

Ground Floor

- Entrance Hall**  
11' 1" x 4' 9" (3.38m x 1.45m)
- Lounge**  
10' 11" x 10' 5" (3.33m x 3.17m)
- Dining Room**  
11' 1" x 9' 11" (3.38m x 3.02m)
- Kitchen**  
12' 0" x 6' 10" (3.66m x 2.08m)

First Floor

- Landing**  
15' 2" maximum x 12' 10" maximum (4.62m maximum x 3.91m maximum)
- Bedroom One**  
12' 10" x 10' 5" (3.91m x 3.17m)
- Bedroom Two**  
9' 11" x 9' 8" (3.02m x 2.95m)
- Family Bathroom**  
11' 2" x 7' 0" (3.40m x 2.13m)

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.