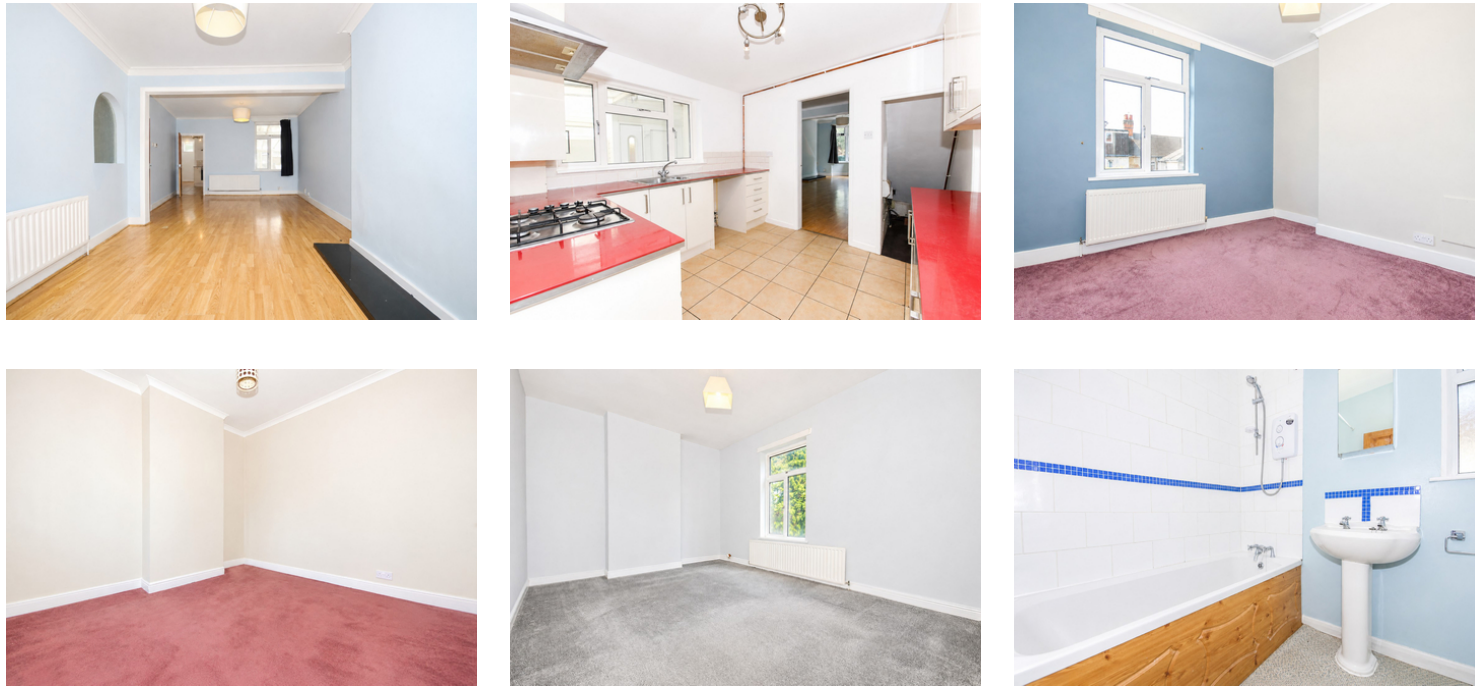




24 BRIDGE STREET

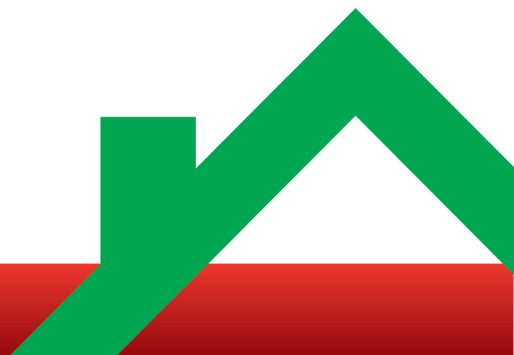
RUGBY
WARWICKSHIRE
CV21 3NR

£197,000 Freehold



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 three bedroom mid terraced property that 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.

Rugby town centre offers a wealth of shops and stores, public library, churches of several denominations, supermarkets and many restaurants, takeaway outlets, 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 door off to the spacious open plan lounge/dining room with a bay window. The kitchen/breakfast room has a four ring gas hob with oven beneath and extractor over; space and plumbing for appliances, under stairs storage and has tiled flooring. An inner hallway gives access to the ground floor cloakroom/w.c. and conservatory. French doors off conservatory give access to the rear garden with a further door opening to the side of the property and benefits from power being connected and has a tiled floor.

To the first floor, the split level landing has a useful storage cupboard and doors off to three double bedrooms, all serviced by the part tiled family bathroom which is fitted with a three piece white suite to include a panelled bath with shower over; 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 with communal access to the rear. The rear garden is of low maintenance with slabbing and is enclosed by timber fencing and a brick wall to the boundaries and has a timber garden shed.

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

Gross Internal Area: approx. 94 m² (1011 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value £1250 pcm approx.
What3Words: ///cheese.nights.artist

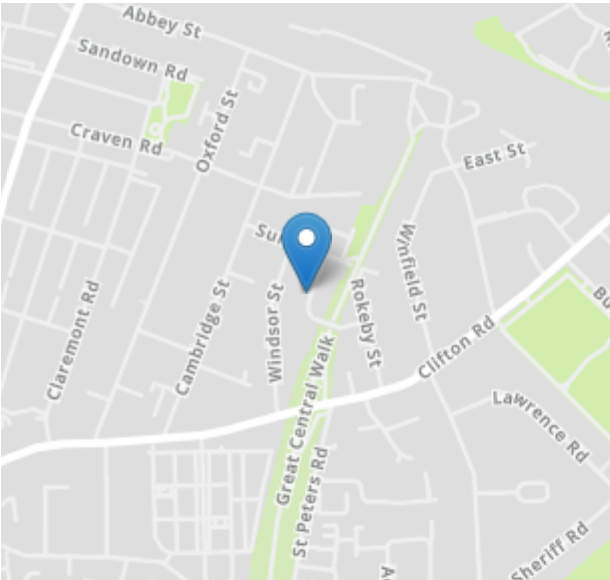
MORTGAGE & LEGAL ADVICE

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 Three Bedroom Mid Terraced Property
- Open Plan Lounge/Dining Room and Kitchen Breakfast Room with Oven and Hob
- Conveniently Located for Rugby Railway Station and Town Centre
- Ground Floor Cloakroom/W.C. and Conservatory
- First Floor Family Bathroom with Three Piece White Suite
- Upvc Double Glazing and Gas Fired Central Heating to Radiators
- Enclosed Low Maintenance Rear Garden
- Early Viewing is Highly Recommended and No Onward Chain



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	66	80
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' 11" x 2' 7" (3.63m x 0.79m)
Open Plan Lounge/Dining Room
24' 7" maximum (into bay window) x 12' 8" maximum (7.49m maximum (into bay window) x 3.86m maximum)
Kitchen/Breakfast Room
16' 9" x 9' 9" (5.11m x 2.97m)
Inner Hallway
6' 0" x 2' 4" (1.83m x 0.71m)
Ground Floor Cloakroom/W.C.
5' 11" x 2' 4" (1.80m x 0.71m)

Conservatory
16' 10" x 8' 4" (5.13m x 2.54m)
First Floor
Landing
14' 4" x 5' 3" (4.37m x 1.60m)
Bedroom One
14' 5" x 10' 10" (4.39m x 3.30m)
Bedroom Two
11' 3" x 10' 2" (3.43m x 3.10m)
Bedroom Three
10' 3" x 10' 1" (3.12m x 3.07m)
Family Bathroom
8' 1" maximum x 6' 11" (2.46m maximum x 2.11m)

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.