



83 CRAVEN ROAD

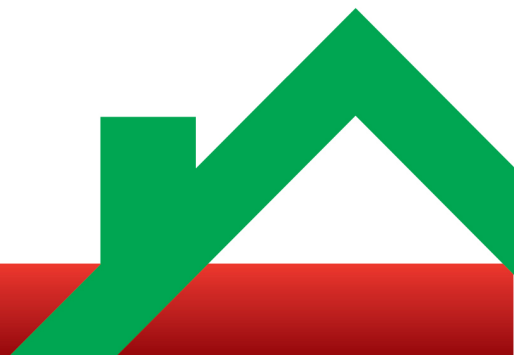
Offers Over £200,000 Freehold

RUGBY
WARWICKSHIRE
CV21 3JZ



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 that is conveniently located and within walking distance of 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 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 the lounge with a bay window and the separate dining room. The dining room enjoys views over the rear garden, has a large under stairs storage cupboard and door through to the fitted kitchen. The kitchen has an electric oven and hob with extractor over, houses the gas fired central heating boiler and has a pedestrian door giving access to the rear garden and further internal door into the ground floor bathroom. The ground floor bathroom is fitted with a three piece white suite to include a corner bath with shower over, pedestal wash hand basin and low level w.c.

To the first floor, the landing gives access to the master bedroom which has over stairs storage and two further well proportioned bedrooms.

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

Externally, to the front is a walled courtyard which has paved with stone area. The rear garden is predominantly laid to lawn with a concrete area to the immediate rear, a hard standing at the far end of the lawn and a garden shed.

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

Gross Internal Area: approx. 84 m² (904 ft²).

AGENTS NOTES

Council Tax Band 'A'.
Estimated Rental Value: £1100 pcm approx
What3Words: ///paying.panel.bend

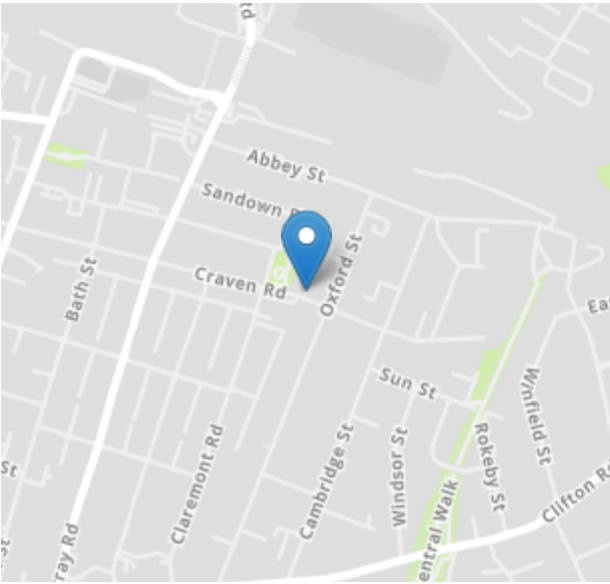
MORTGAGE & LEGAL ADVICE

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**
- **Convenient for Rugby Town Centre and Railway Station**
- **Lounge with Bay Window and Separate Dining Room**
- **Fitted Kitchen with Oven and Hob**
- **Ground Floor Bathroom with Three Piece White Suite**
- **Gas Fired Central Heating to Radiators and Upvc Double Glazing**
- **Good Sized Rear Garden**
- **Early Viewing is Highly Recommended to Avoid Disappointment and No Onward Chain**



ENERGY PERFORMANCE
CERTIFICATE

ROOM DIMENSIONS

Ground Floor

Entrance Hall

15' 0" x 2' 11" (4.57m x 0.89m)

Lounge

11' 2" excluding bay window x 9' 4" (3.40m excluding bay window x 2.84m)

Dining Room

12' 11" x 12' 11" (3.94m x 3.94m)

Kitchen

13' 4" x 6' 11" (4.06m x 2.11m)

Family Bathroom

7' 6" x 6' 8" (2.29m x 2.03m)

First Floor

Bedroom One

12' 5" x 11' 10" (3.78m x 3.61m)

Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m)

Bedroom Three

8' 10" x 6' 11" (2.69m 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.